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Solicitors & Estate Agents
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6/5 Ferry Road Place

EDINBURGH, EH4 4AX



THE AREA

The property is located in the Crewe area, which lies in a Northwestern district of the city. The property is ideally placed for shopping, transport, and educational and recreational facilities. Local shopping for your daily requirements can be found within walking distance but for those whose needs are greater, a wider range of shops can be found at Craigmyle Retail Park, Ocean Terminal and the city centre.

There are excellent bus services close to hand, which will take you the short ten-minute journey into the city centre. Local state and private schools are within walking distance, as are many fine recreational facilities within the area such as Ainslie Park Leisure Centre.





6/5 FERRY ROAD PLACE

An excellent opportunity has arisen to acquire this spacious three bedroom top floor flat, making for an excellent buy-to-let or first-time-buy opportunity, situated within the Crewe area of Edinburgh. Viewing of this property is highly recommended.

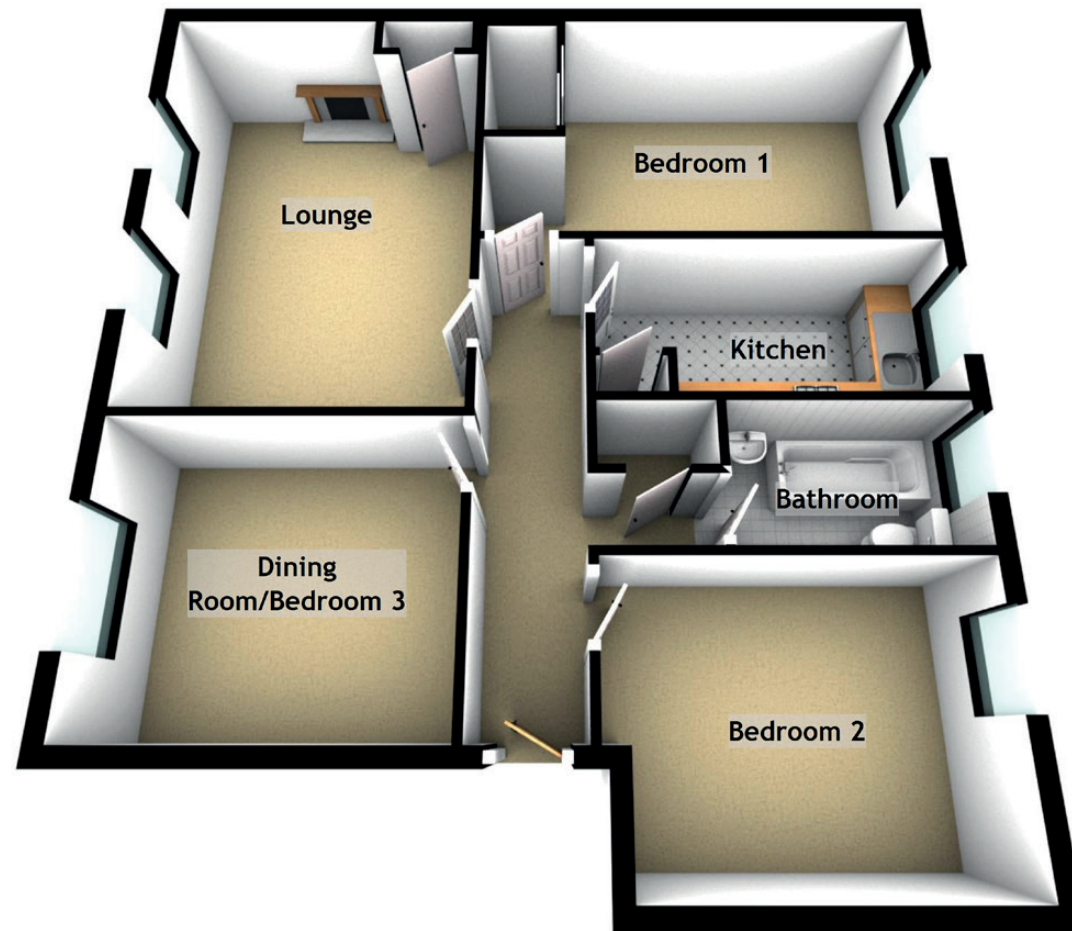
Internally the accommodation is in good decorative order, briefly comprising; entrance hallway with a large shelved storage cupboard, a bright and spacious lounge, a fully fitted kitchen, including a further storage cupboard, a spacious double bedroom with double built-in wardrobes, two further double bedrooms and a three piece bathroom.

This property also benefits from; secure door entry system, electric heating, full double glazing, more than adequate on-street parking to accommodate for residents and visitors and parking space to the rear.





FLOOR PLAN|DIMENSIONS|MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.01m (16'5") x 3.60m (11'10")
Dining Room/Bedroom 3	3.59m (11'9") x 3.14m (10'4")
Kitchen	3.79m (12'5") x 1.80m (5'11")
Bedroom 1	5.02m (16'6") x 2.94m (9'8")
Bedroom 2	3.79m (12'5") x 2.98m (9'9")
Bathroom	2.48m (8'2") x 1.50m (4'11")

Gross internal floor area (m²) - 74m²

EPC Rating - D

Extras
(Included in the sale)

All carpets and fitted floor coverings, all white goods and light fittings.

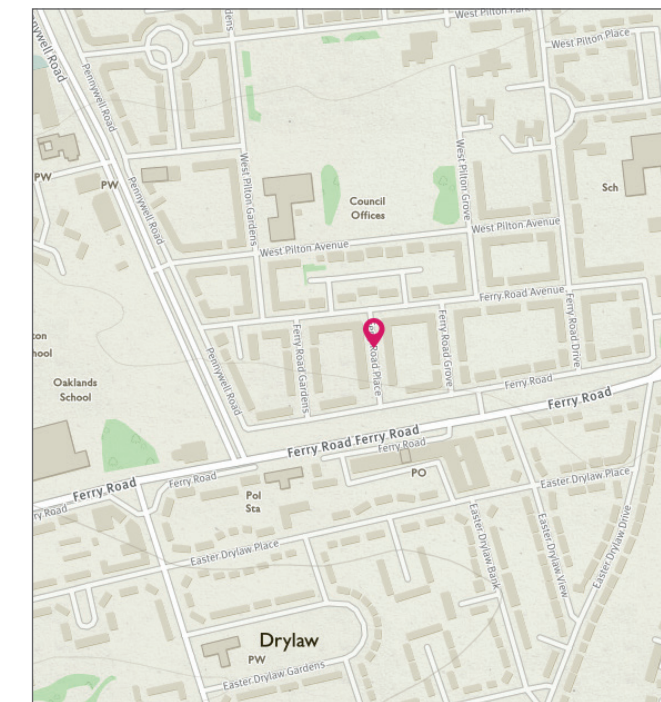


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Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JOSH STEEPLES
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer