




McEwan Fraser Legal
Solicitors & Estate Agents
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4/5 Ferry Road Place
PILTON, EDINBURGH, EH4 4AX

4 / 5 FERRY ROAD PLACE

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The property is ideally placed for shopping, transport, 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 Craighleith 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.

McEwan Fraser Legal are delighted to bring the market this three bedroom flat. The property has been freshly decorated with new flooring and would make a fantastic purchase for a first-time buyer or investor.

In more detail, the property consists of a welcoming hallway with storage. The bright and airy lounge allows for free standing furniture and different configurations. The kitchen comes with floor to ceiling units, hob, oven, hood, space for fridge freezer and washing machine.

There are three double sized bedrooms, all bright and airy and allowing for freestanding furniture. One of the bedrooms also benefits from built-in storage.

The partially tiled bathroom completes the property internally with electric shower over bath, wash hand basin and WC.

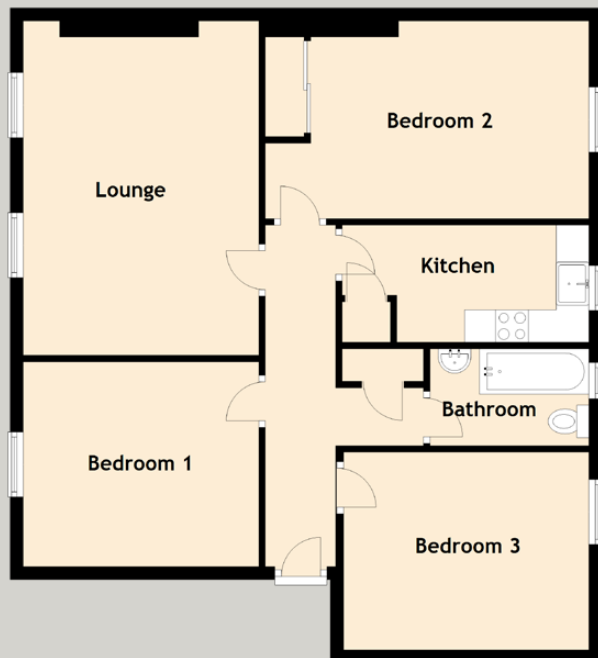
Externally there are communal grounds to the back.

The property also benefits from central heating and ample on-street parking.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.14m (16'10") x 3.62m (11'11")
Kitchen	3.79m (12'5") x 1.80m (5'11")
Bedroom 1	3.62m (11'11") x 3.15m (10'4")
Bedroom 2	4.97m (16'4") x 3.04m (10')
Bedroom 3	3.77m (12'4") x 3.04m (10')
Bathroom	2.44m (8') x 1.49m (4'11")

Gross internal floor area (m²) : 80m² | EPC Rating : C

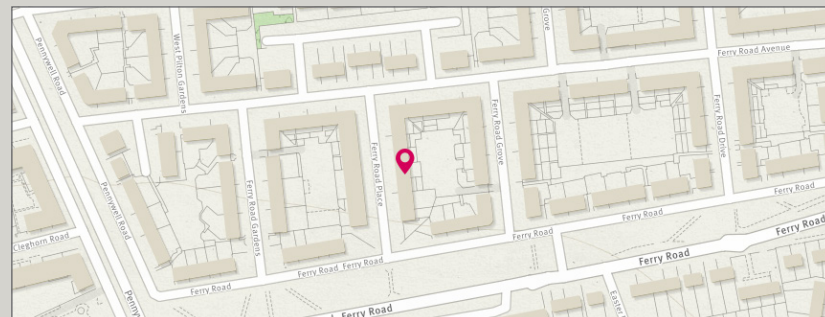


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