



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**24/1 FERRYFIELD**  
Trinity, Edinburgh, EH5 2PR



Attractively presented with modern interiors and tasteful décor, this three-bedroom ground-floor flat forms part of an established development in Trinity and offers a well-proportioned city home that is sure to appeal to first-time buyers, professionals, couples, small families, downsizers, and rental investors alike. The flat is located just off Ferry Road and benefits from easy access to excellent amenities such as shops (including a major supermarket a few minutes away), primary and secondary schooling, transport links across the city, fitness and leisure facilities, and open spaces, including the much-loved Royal Botanic Garden and Inverleith Park.

Extras: Integrated kitchen appliances comprising a double oven and hob will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Ground-floor flat in desirable Trinity
- Well-presented, modern interiors
- Secure shared entrance and vestibule
- Hallway with built-in storage
- Bright and spacious living/dining room
- Airy, modern fitted kitchen
- Three double bedrooms (one with a built-in wardrobe)
- Attractive bathroom with shower-over-bath and towel radiator
- Access to beautifully maintained shared gardens
- Private single garage and driveway







"THIS THREE-BEDROOM FLAT  
IN TRINITY ENJOYS ACCESS  
TO LOVELY SHARED  
GARDENS AND BOASTS A  
GARAGE FOR  
PRIVATE PARKING."





EPC RATING:



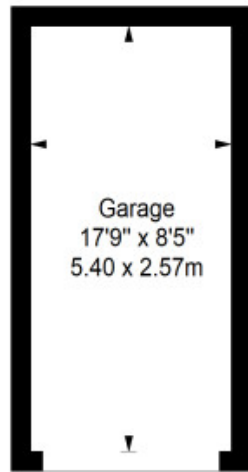
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

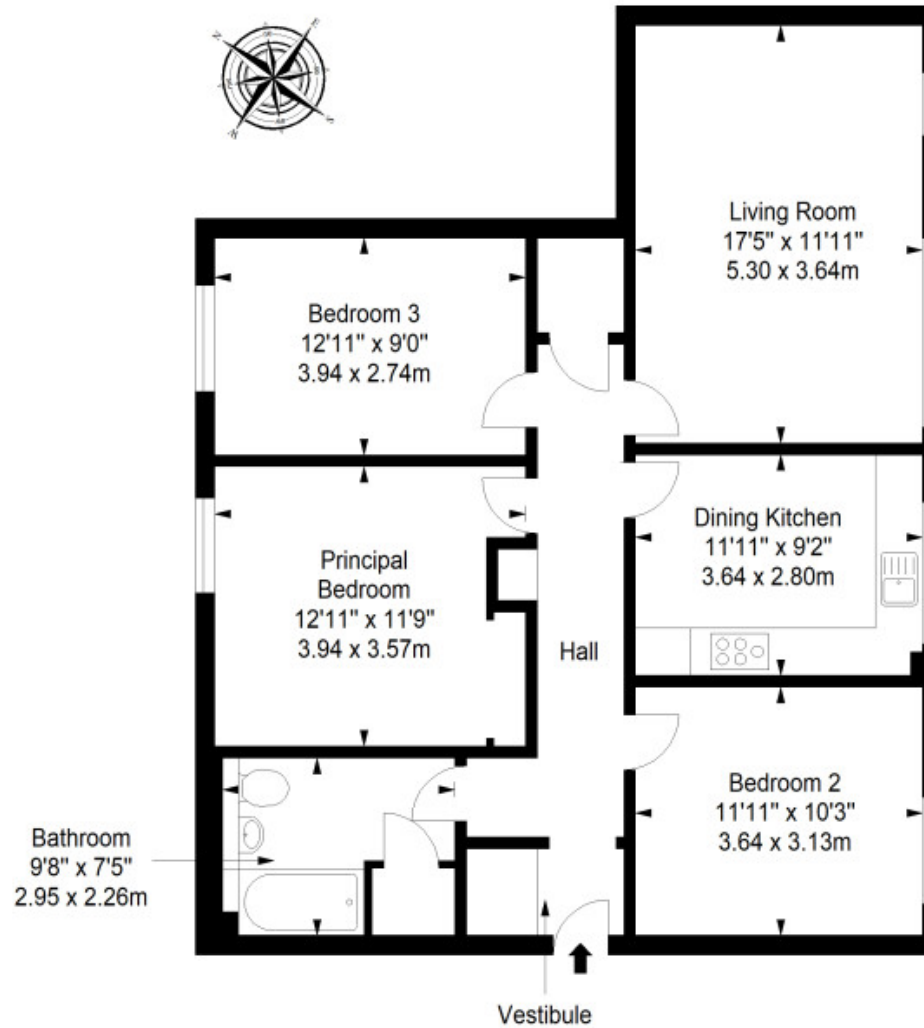
### Garage

Approx. 13.8 sq. metres (148.5 sq. feet)



### Ground Floor

Approx. 89.3 sq. metres (961.2 sq. feet)



Total area: approx. 103.1 sq. metres (1109.7 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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