



Deans Properties

Deans Solicitors and Estate Agents LLP



**Flat 1, 37 West Ferryfield,
Inverleith, EH5 2TP**



GROUND FLOOR FLAT

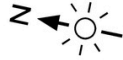
- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Shower Room
- Shared Grounds
- Allocated Parking Space in Resident's Carpark
- Doubled Glazing & GCH
- EPC Rating – C



This well-presented ground floor flat is quietly situated within an established, sought-after development in Inverleith, north of Edinburgh city centre, close to convenient amenities, good local schooling and lovely out door space at Inverleith Park and the Royal Botanic Gardens. There are fantastic transport links to the city centre and surrounding areas. The accommodation comprises; a light and spacious living room, separate kitchen/dining room, two double bedrooms, one with convenient, built-in wardrobes and modern shower room. Neatly maintained, shared grounds surround the property and there is an allocated parking space in the resident's carpark. The property is fully double glazed and gas central heating. Included in the sale are the floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, lightshades and blinds. All appliances included above are sold as seen with no warranty provided.



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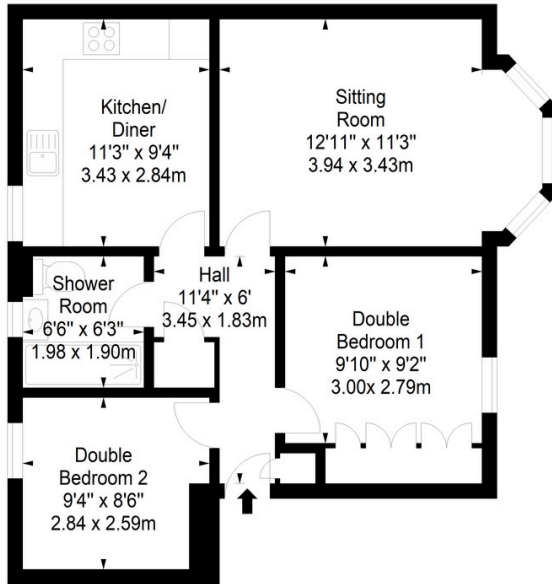


Approx. Gross Internal Area

578 Sq Ft - 53.70 Sq M

For identification only. Not to scale.

© SquareFoot 2024



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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