



**627 Ferry Road
Edinburgh, EH4 2TT**

Deans 
Solicitors & Estate Agents LLP



EXTENDED SEMI-DETACHED VILLA

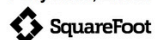
- Living / Dining Room
- Sun Room
- Kitchen
- W.C. Apartment
- Four Bedrooms
- Bathroom
- Shower Room
- Attic
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway
- EPC Rating – C



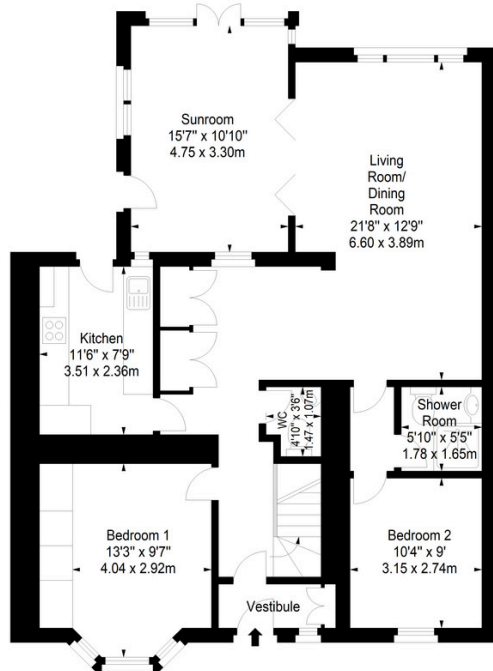
Situated within a well-established residential area, this extended semi-detached house offers an excellent family home in a popular location in Drylaw, north Edinburgh. The property is conveniently located close to a range of local amenities and is within walking distance of primary schools. Craigmile Retail Park is a short drive away offering a wider range of high street retailers, supermarkets and a gym. There are also regular public transport links to the city centre and Edinburgh Airport. The accommodation on the ground floor comprises; welcoming entrance hallway, bright, south-facing living room/dining room opening to spacious sunroom with direct access to the rear garden, separate, modern kitchen, two well-proportioned double bedrooms, shower room and separate W.C. The first floor comprises; two further well-presented bedrooms, one with a built-in wardrobe and contemporary bathroom with bath and separate shower. There is also an extensive floored attic, providing ample storage space. There is a fully enclosed, south-facing garden to the rear with a large patio—ideal for outdoor dining and entertaining. The front garden has been paved providing convenient off-street parking for multiple cars. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, fridge-freezer, and dishwasher. All included appliances are sold as seen, with no warranty provided.



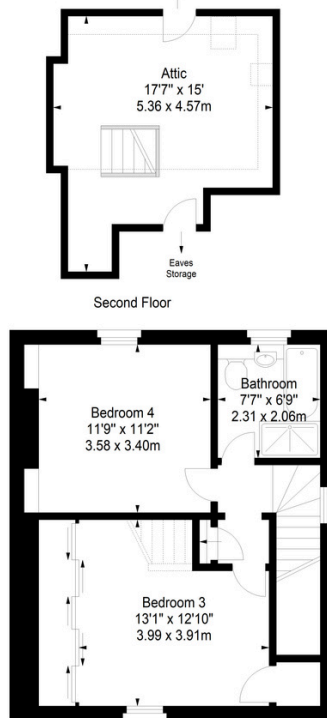
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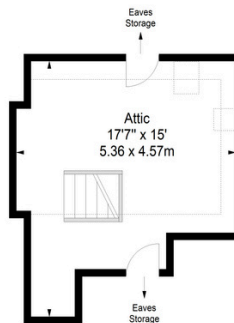
Approx. Gross Internal Area
1819 Sq Ft - 168.99 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Second 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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