



13/3 Ferry Road Drive
Edinburgh EH4 4BS
Offers Over £135,000

Caesar & Howie
Solicitors & Estate Agents



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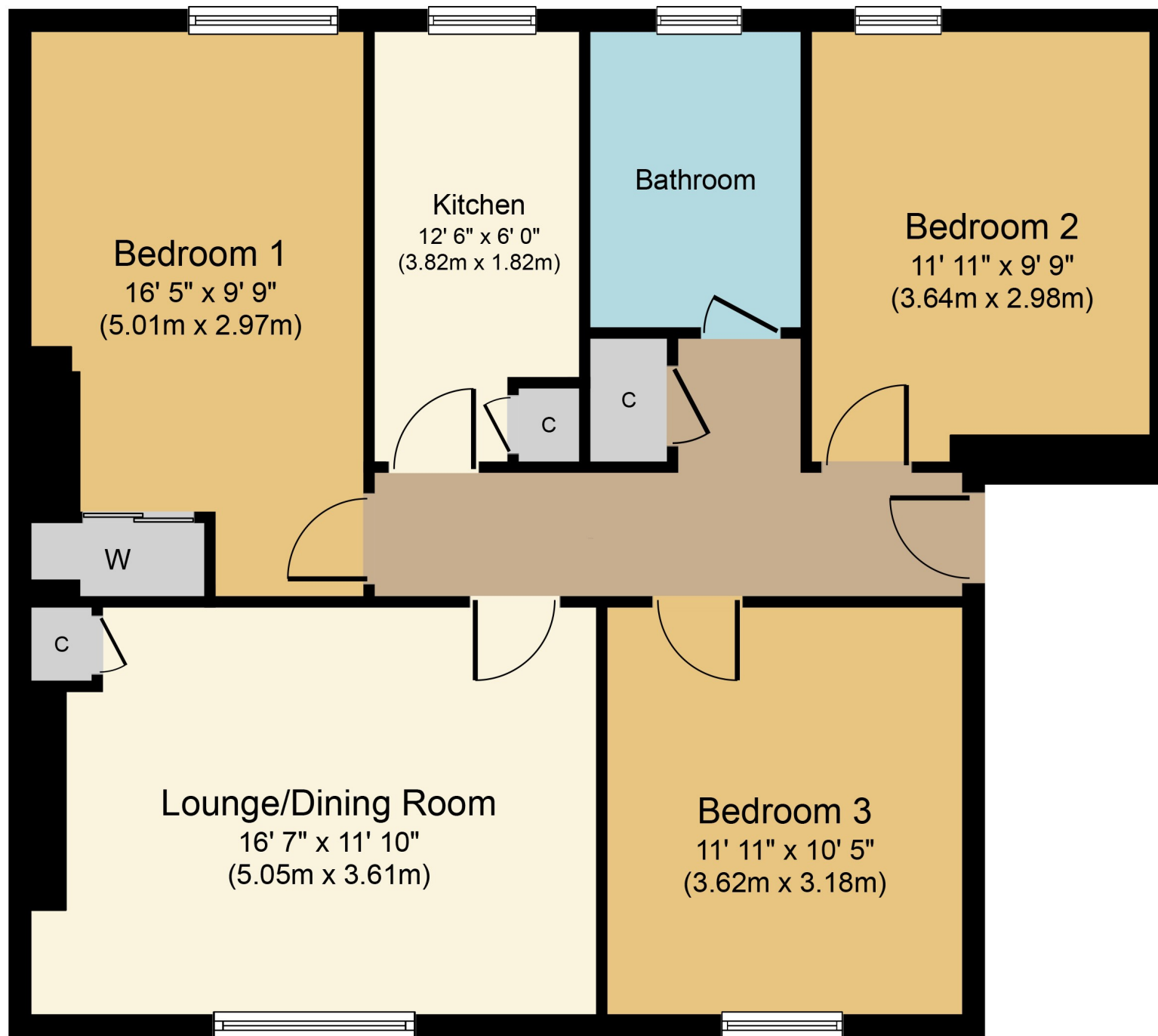
An excellent first time buy or investment property is offered from this recently upgraded and freshly decorated first floor flat. Situated in a central area, it is ideally placed for local amenities, schools, public transport and easy access to the city centre. It benefits from newly installed bathroom, boiler, modern kitchen and new flooring throughout. All rooms are well proportioned and the layout is versatile. Immediate/flexible entry is available. Chain free.

- **Communal entrance**
- **Hallway with storage**
- **Spacious lounge**
- **Modern fitted kitchen**
- **Three double bedrooms**
- **Newly installed bathroom suite**
- **GCH & DG**
- **Communal garden to rear**
- **On street parking**
- **Council Tax Band B**



Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk





First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.