

82/5 West Ferryfield, Inverleith, Edinburgh, EH5 2PU



Description

Most impressive two bedroom top floor flat forming part of a beautifully landscaped and highly regarded modern built development. Close to good local amenities and transport links, this property will particularly appeal to first time buyers and professionals, and offers tastefully presented and light filled living boasting stunning south-facing views towards Edinburgh Castle and Arthur's Seat.

- Central reception hallway with storage
- Superb sized living/dining room with solid wood flooring plus south-facing bay window to front providing skyline views
- Well appointed kitchen with built in appliances
- Two double bedrooms with built in wardrobes
- Bathroom with stylish suite having a shower above bath
- Partially floored loft space
- Gas central heating and double glazing .
- Secure entry phone system
- Allocated parking space

Factor info

The development is factored by Trinity Factors for approx. £85.00 per month, billed twice yearly. This includes maintenance of communal areas and any ad hoc repairs.

Extras

The living room curtains, fridge, oven, hob, cooker hood, dishwasher and fridge/freezer are included in the sale. Other items can be available by separate negotiation.

EPC Rating: C

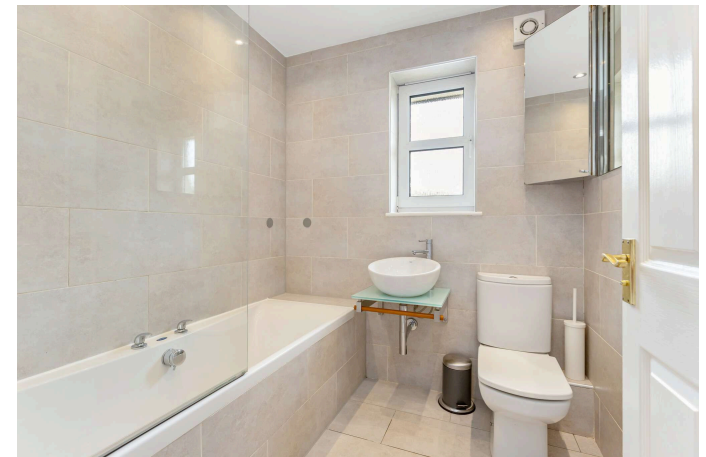


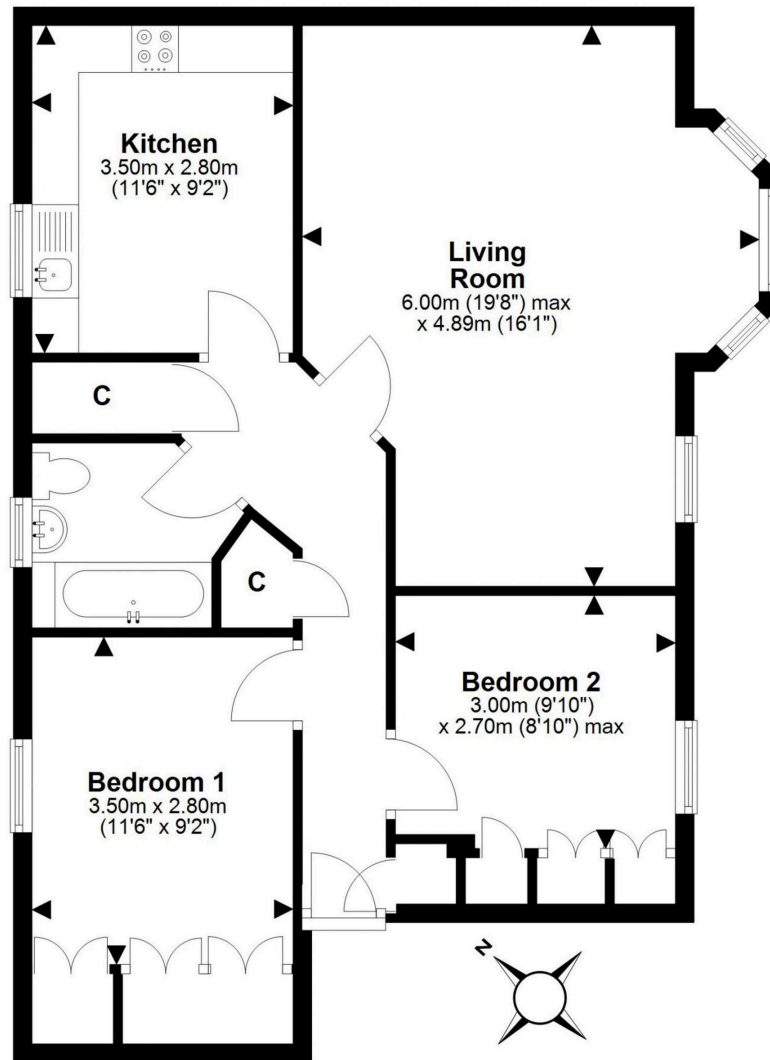
Location

Inverleith is an affluent and established residential district close to the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park with an active tennis and bowling club. There are good local amenities at Goldenacre and a Morrisons, Waitrose and Sainsbury's supermarket within easy reach. The Royal Botanic Gardens are also within close proximity as is the pleasant walkway of the Water of Leith. Specialised shopping including coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west. Excellent schooling is well represented in both the state and private sectors.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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