



RALPH HENDRIE LEGAL

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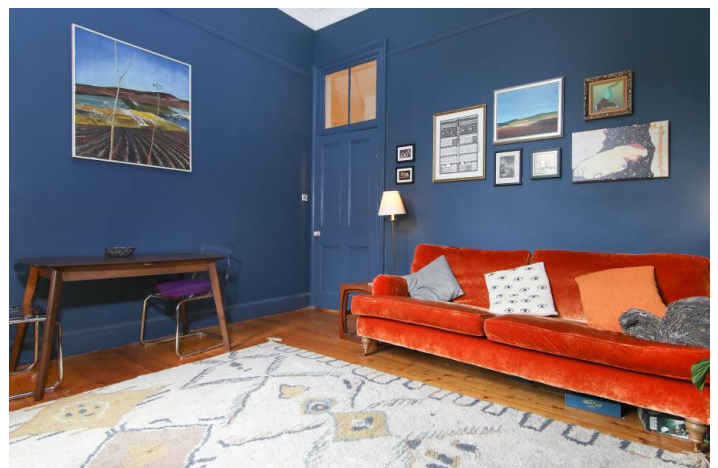
"STYLISH TRADITIONAL TWO BEDROOM
FLAT, WITH TRANQUIL GARDEN ASPECT
MINUTES FROM THE VIBRANT
'SHORE' AREA OF LEITH"

Offers over
£215,000

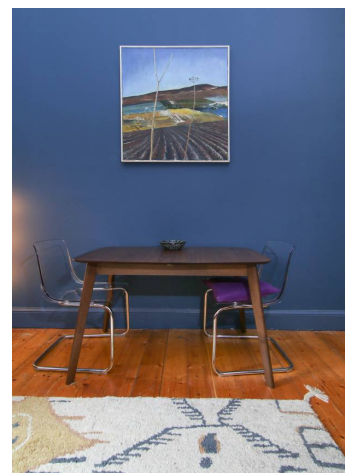
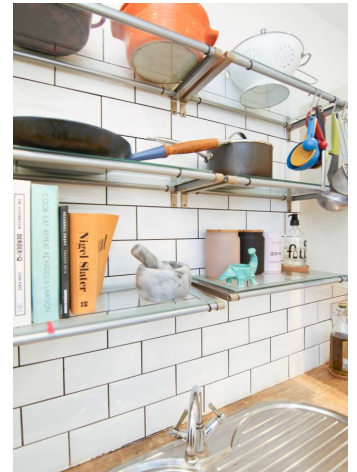
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Boasting generous proportions and traditional character, this two-bedroom ground floor tenement flat represents a charming city home on popular Ferry Road (East End). The property enjoys a rear facing aspect with use of a beautifully maintained communal garden with stone built private sheds. Welcoming you into the flat is a good sized central hall, where crisp white walls and original stripped floor boards create a fresh and modern ambience. The living/dining room is finished in stylish 'period' blue paint and a black granite fireplace (inset with living flame gas fire), create a cosy living space that is perfect for everyday life and entertaining. Next door, is a modern fitted kitchen with solid wood worktops and white metro tiles. In addition to excellent hidden storage - including a very large entryway cupboard and full-size press between the bedrooms, there is a pantry cupboard adjacent and the kitchen can accommodate freestanding appliances. Returning to the hall, the property boasts two delightful bedrooms, both with tranquil aspects onto gardens. The light and airy three-piece bathroom features shower-over-bath, with glass screen. Gas central heating is fitted throughout. The property has a private shed, part of a row built-in the shared garden.



Please call 0131-370-0470 to make an appointment to view



or you can email us at viewings@ralphhendrie.legal





LEITH

156, Ferry Road is situated at the east end, within the Leith district, and close to the vibrant Shore area, with its excellent bars, cafes and Michelin star restaurants and picturesque Newhaven Harbour. The Scottish Office is based at nearby Commercial Quay a 10 minute walk. Ferry Road itself, offers excellent local amenities, with a post office, chemist and library on your door step. More extensive shopping can be found at the nearby Ocean Terminal, which also houses a gym, cinema and the Royal Yacht Britannia. An Asda store can be found at Newhaven Harbour, a 5 minute drive. There are a number of great parks, including Victoria Park, which the extensive Water Leith cycle path network, runs through. The area is serviced by a number of excellent and regular bus routes and Ferry Road itself, offers a direct route to the west, to the A90 which links to all the major road networks, including the Forth Road Bridge, and M8.

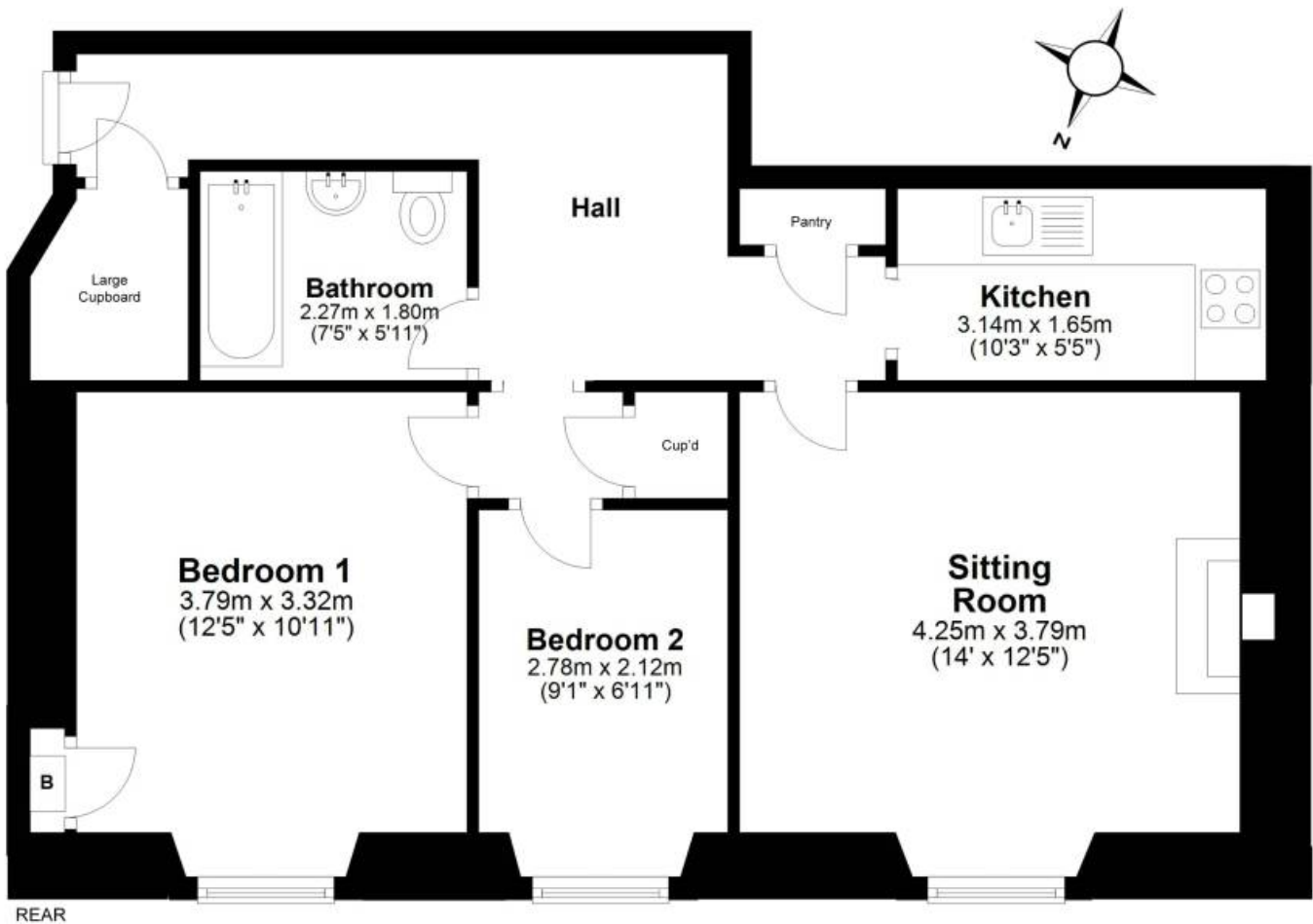


NEARBY VICTORIA PARK

or visit us online at www.ralphhendrie.legal



ROW OF PRIVATE SHEDS IN SHARED GARDEN



Ground Floor

Approx. 64.2 sq. metres (690.9 sq. feet)



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These particulars do not form any part of any contract, all measurements are approximate and none of the appliances are warranted. Whilst we endeavour to provide accurate sales particulars interested parties are advised to satisfy themselves on any aspects of relevance to their purchase.