










Offers Over
£130,000

3/2 Ferry Road Drive

Crewe | Edinburgh | EH4 4BD

This generously proportioned ground floor flat with private garden is quietly situated within a popular location, close to a good range of local amenities and commuting links. The accommodation would appeal to first time buyers, professionals, investors, or growing families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Front and Rear Gardens
-  On-Street Parking
-  EPC Rating – C
-  Council Tax Band - A



Description

The accommodation which would now benefit from some upgrading, in brief comprises; welcoming hallway with useful storage cupboard, spacious and bright twin windowed reception/dining room, fitted kitchen with appliances, well proportioned principal bedroom with built in wardrobes, two further good-sized double bedrooms, and three-piece bathroom with shower over bath. Further benefits include gas central heating (New boiler installed December 2021) and double glazing.



Extras

All the fitted floor coverings will be included in the sale together with the cooker, washing machine and fridge/freezer.

Gardens & Parking

There is a private garden located to the front and rear of the building. For the car owner a private offroad parking space can be found at the rear of the building, as well as ample unrestricted on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).

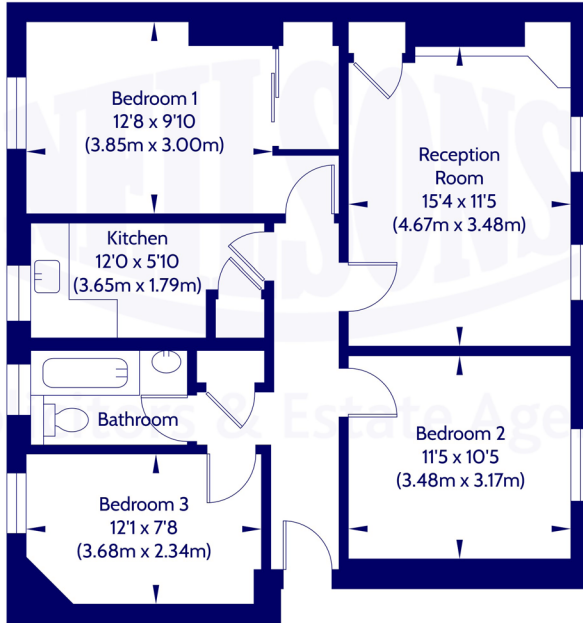




Location

Crewe is a residential area situated to the North of the City within easy reach of a number of local amenities and the City Centre. Craigleith Retail Park is a short drive away and offers a Sainsbury's Superstore and a Marks & Spencer's along with other major retail outlets, there is also a Morrison's supermarket close by. The property is within easy reach of the Western General Hospital and Edinburgh's College. A regular bus service runs to and from the City Centre and beyond with numerous services available. The City bypass, main motorway networks, the Forth Road Bridge and Edinburgh Airport are all easily accessible. The open spaces of the Cramond Foreshore, Botanic Gardens and Inverleith Park are close by, as are the fashionable areas of Stockbridge, whilst the Shore in Leith with its bars and restaurants are a short drive away.

Ground Floor
Approx. Internal Area 72.55 Sq M / 781 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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