









Offers Over
£145,000

6/5 Ferry Road Place

Crewe | Edinburgh | EH4 4AX

A fantastic opportunity has arisen to purchase this spacious second/top floor flat, situated within the residential area of Crewe, close to excellent amenities and transport links. The property would undoubtedly appeal to first time buyers, young professionals and families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  EPC Rating – D
-  Council Tax Band - C



Description

The accommodation in brief comprises; welcoming entrance hallway with useful storage, light and airy twin windowed reception room, fitted kitchen with appliances, well proportioned principal bedroom with fitted wardrobes, two further good sized double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include double glazing and electric heating.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge and freezer.

Parking

There is an allocated parking space to the rear of the building as well as ample on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



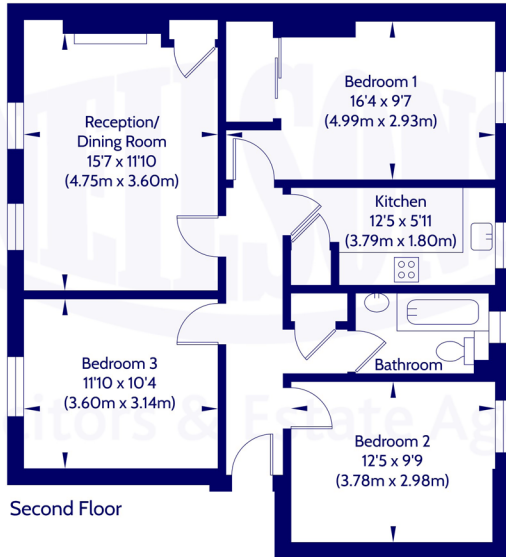


Location

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.



Approx. Gross Internal Floor Area 76.37 Sq M / 822 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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