Offers Over
£135,000

35/6 Ferry Road Drive

Crewe | Edinburgh | EH4 4DB

This generously proportioned top floor flat 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
- On-Street Parking
- Communal Drying Area
- EPC Rating – C
- Council Tax Band - B

Description

The accommodation which would now benefit from some upgrading, in brief comprises; secure entry system, welcoming hallway with useful storage cupboards, spacious and bright twin windowed reception/dining room with feature fireplace, fitted kitchen, two well proportioned double bedrooms with built in wardrobes, a further good-sized double bedroom, and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.

Extras

All fitted floor coverings will be included in the sale together with the washing machine. The property will be sold as seen.

Gardens & Parking

There is a communal drying area to the rear of the property and on-street parking to the front and surrounding area.

Viewing

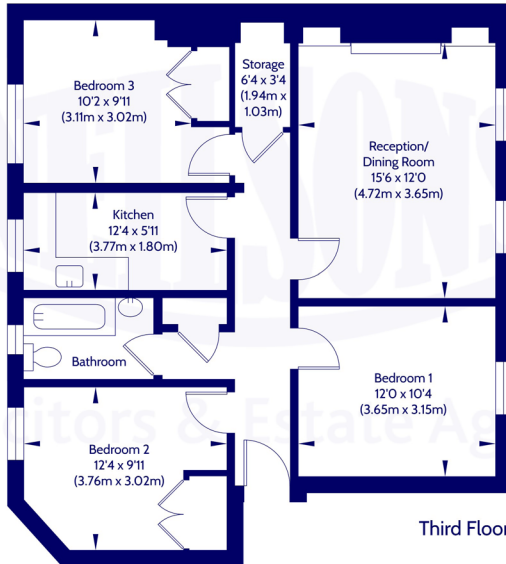By appointment through Neilsons 0131 625 2222.

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.

N

Approx. Gross Internal Floor Area 76.76 Sq M / 826 Sq Ft.

Bedroom 3
10'2 x 9'11
(3.11m x 3.02m)

Storage
6'4 x 3'4
(1.94m x
1.03m)

Reception/
Dining Room
15'6 x 12'0
(4.72m x 3.65m)

Kitchen
12'4 x 5'11
(3.77m x 1.80m)

Bathroom

Bedroom 1
12'0 x 10'4
(3.65m x 3.15m)

Bedroom 2
12'4 x 9'11
(3.76m x 3.02m)

Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service

- Buying & Selling

- Buy to let advice

- Wills & Powers of Attorney

- Estate Planning

- Executries

- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk   📞 0131 625 2222   💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg