










Offers Over
£110,000

13/1 Ferry Road Drive

Pilton | Edinburgh | EH4 4BS

This generously proportioned ground floor flat with private gardens, is situated close to excellent local amenities and transport links. The property which now requires upgrading/modernisation offers excellent potential to create a fine home.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On street parking
-  EPC rating – C
-  Council tax band - B



Description

In brief the accommodation comprises; welcoming hallway with built-in storage, spacious and bright lounge/dining, fitted kitchen, three well proportioned double bedrooms and bathroom with three-piece suite. Further benefits include gas central heating & double glazing.



Extras

The cooker and fridge and freezer will be included in the sale.

Gardens and Parking

There is a private garden to the front of the property together with a section to the rear and a communal drying area. Ample on-street parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).



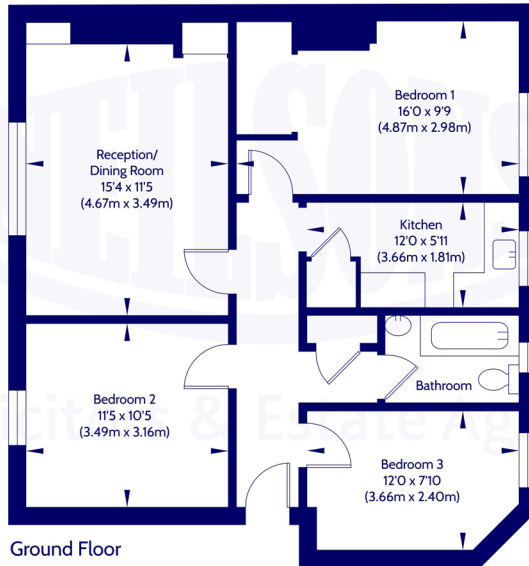


Location

Pilton is a residential area situated to the north of the City Centre. There are local amenities and Craigleith Retail Park is a short drive away and offers a Sainsbury's Superstore, a Marks & Spencer, along with other major retail outlets and 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 71.83 Sq M / 773 Sq Ft.



Ground Floor

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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