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Offers Over

**£145,000**

## 23/3 Ferry Road Avenue

Crewe | Edinburgh | EH4 4BE

A fantastic opportunity has arisen to purchase this spacious, first floor flat, quietly situated within a popular residential district. The property would make an ideal family home or buy to let investment with benefits including gas central heating, double glazing, and ample unrestricted on-street parking.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



## Description

The accommodation in brief comprises; welcoming hallway with useful storage, spacious and bright twin windowed reception/dining room, fitted kitchen with a range of base and wall mounted units and appliances, generously proportioned principal bedroom with fitted wardrobes, two further good sized double bedrooms and bathroom with three-piece suite and electric shower over bath.

*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

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

## Gardens & Parking

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

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

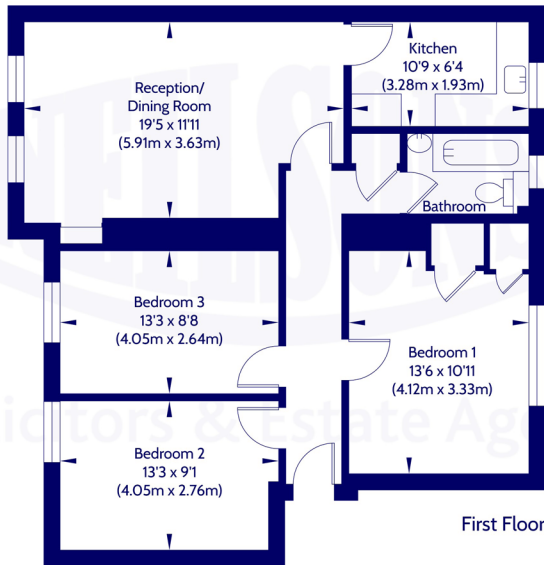
Crewe is a residential area situated to the North of the City within easy reach of a number of local amenities and the City Centre. Craigmile Retail Park is a short drive away and offers a Sainsbury's Superstore and a Marks & Spencer's along with other major retail outlets, there is also a Morrison's supermarket close by. The property is within easy reach of the Western General Hospital, Edinburgh's College and the North Edinburgh Path Network. There are regular bus services running to and from the City Centre and beyond. The Telford path is within close proximity connecting the property to Haymarket and the city centre just a cycle away. The City bypass, main motorway networks, the Forth Road Bridge and Edinburgh Airport are all easily accessible. The open spaces of the Cramond Foreshore, Granton Harbour, 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 80.67 Sq M / 868 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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