







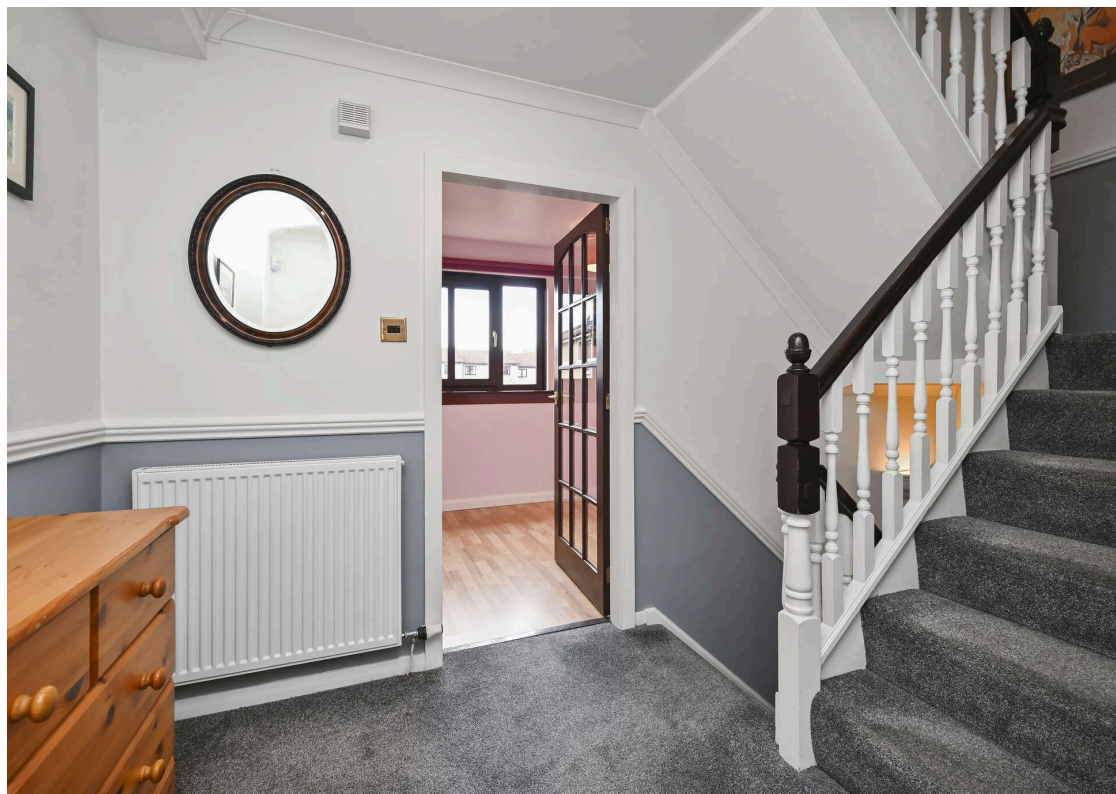
## Welcome

Welcome to Ferryfield, nestled in a sought-after residential development in the desirable Inverleith area of Edinburgh. This impressive four bedroom terraced townhouse offers contemporary living with generous living space, modern comforts, and stunning surroundings. Arranged over three levels, the property features well-proportioned living accommodation creating an ideal family home, externally a private garden offers outside space for entertaining and relaxation. Ferryfield is situated in a peaceful residential area, it is within easy reach of local amenities, excellent schools, and transport links to the city centre. This is a fantastic opportunity to secure a spacious and stylish home in one of Edinburgh's desirable locations. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Reception hallway.
- Living room set to the rear, French doors access the rear garden.
- Modern dining kitchen.
- Four bedrooms, principle bedroom with an en-suite shower room.
- Stylish bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Enclosed rear garden.
- Driveway to the front.
- Communal areas include a beautiful park.











## Inverleith

The prestigious district of Inverleith lies to the north of Edinburgh's New Town a short distance from Stockbridge. This high amenity area enjoys leafy streets, a fine local park and within close proximity to the renowned Royal Botanic Gardens. Local amenities are excellent and more specialised shopping, coffee shops, bars and restaurants, are available in the nearby Stockbridge and Goldenacre area. The area is also well placed for access to a number of large supermarkets found at Craighleith Retail Park and Ocean Terminal. There is a good choice of local primary and secondary schooling and independent schools nearby. Local transport provides easy access to the City Centre and surrounding districts.

## Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and blinds where fitted. Agent's Note: there is a resident's association in place at approx. £40 per annum to maintain the communal areas. Further details upon request.









# Get in touch

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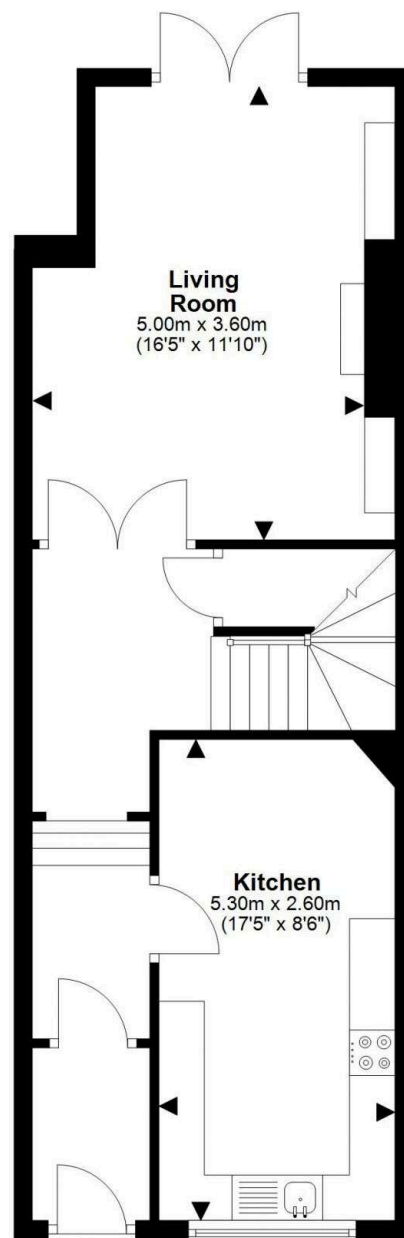
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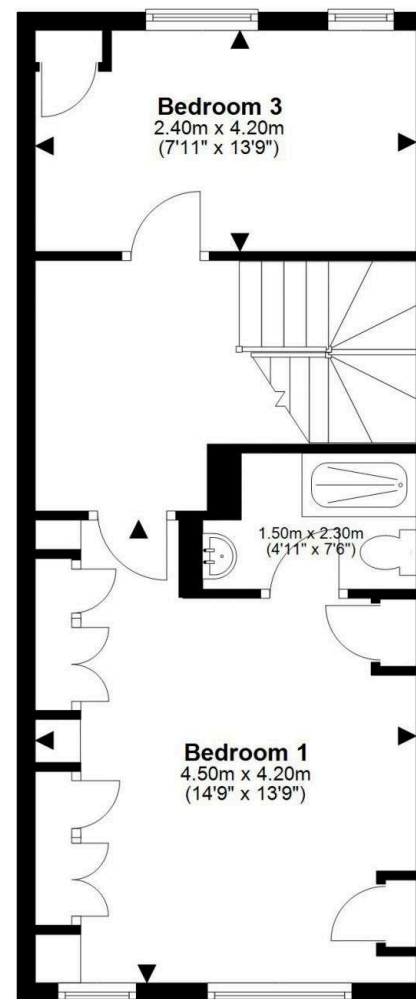


CHARTERED FIRM

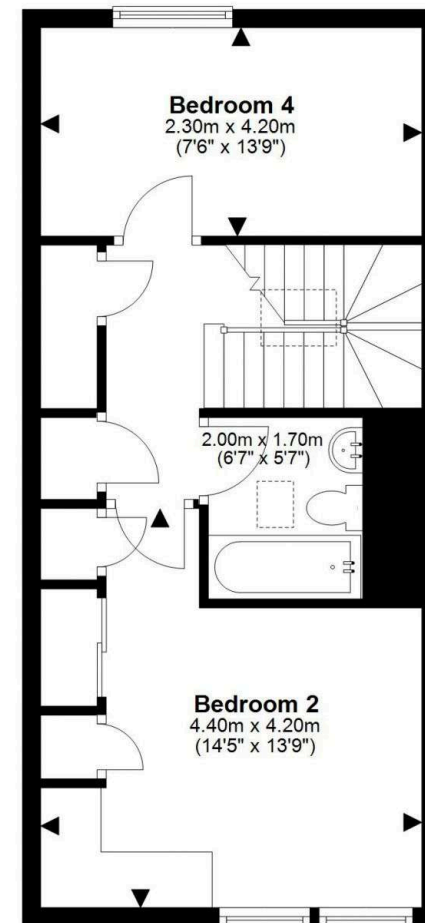
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor



Second Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.