



Extremely spacious

Three-bedroom flat



This attractive and spacious, three-bedroom, second floor flat is situated in a quiet development in the sought after Inverleith area of Edinburgh, close to excellent local amenities, schools and good transport links. The property offers generous room sizes, the opportunity to put your own stamp on a property and lovely views to the Pentlands Hills. The accommodation consists of a communal entrance stair, a hallway with a shelved cupboard and a cloakroom with w.c., an inner hall with a large cupboard and a lovely, bright lounge with double aspect windows and plenty of space for seating and double-glazed doors lead through to a dining room with a hatch to the kitchen. The kitchen has a range of fitted units, appliances, space for a table and chairs and a fantastic outlook to the Pentland Hills. There are three double bedrooms, two of which have deep built-in-wardrobes, and a family bathroom. This flat benefits from a single garage, parking and there are well kept communal grounds.

Key Features

Communal entrance

Hall and inner hall

Lounge

Dining room

Kitchen

Three double bedrooms

Bathroom

Double glazing

Gas central heating

Communal grounds

Garage and parking

Block number 24 and surrounding garden is maintained by the '24 Ferryfield Residents Association'. Annual fees are approx.: Maintenance fund - £115;

Gardening fund - £220; Major building repair fund - £200

Ferryfield Residents Association - approx £50 per annum - maintenance of common areas for whole estate including public liability insurance

Total approx. £585 per annum



Inverleith

Inverleith is an affluent and established residential district close to the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park with an active tennis and bowling club. There are good local amenities at Goldenacre and a Morrisons, Waitrose and Sainsbury's supermarket within easy reach. The Royal Botanic Gardens are also within moments of the property as is the pleasant walkway of the Water of Leith. Specialised shopping including coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west. Excellent schooling is well represented in both the state and private sectors.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, washing machine, tumble dryer, fridge and freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£325,000

EPC Rating

B

Tenure

Freehold



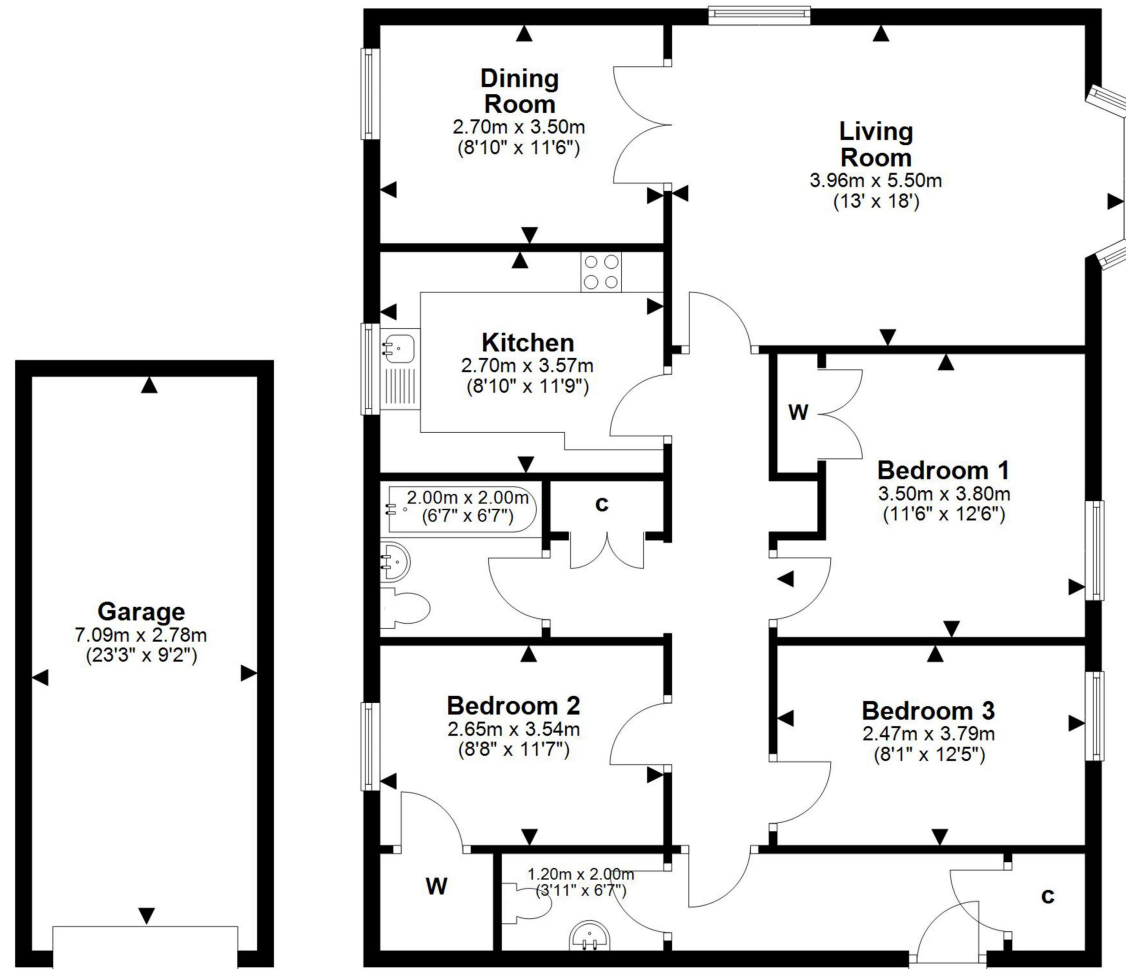


*"Fantastic location in Edinburgh's
Inverleith area and boasts beautiful
views to the Pentland Hills"*









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.



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