



11/5 Ferry Road

Leith, Edinburgh, EH6 4AD

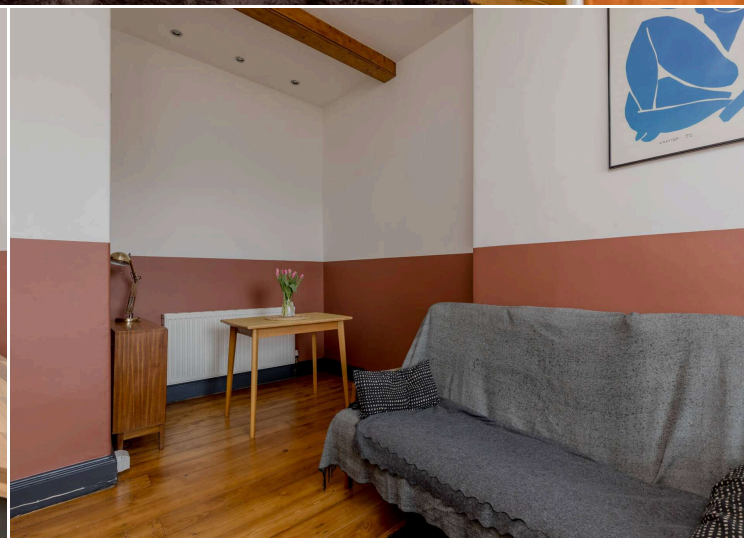
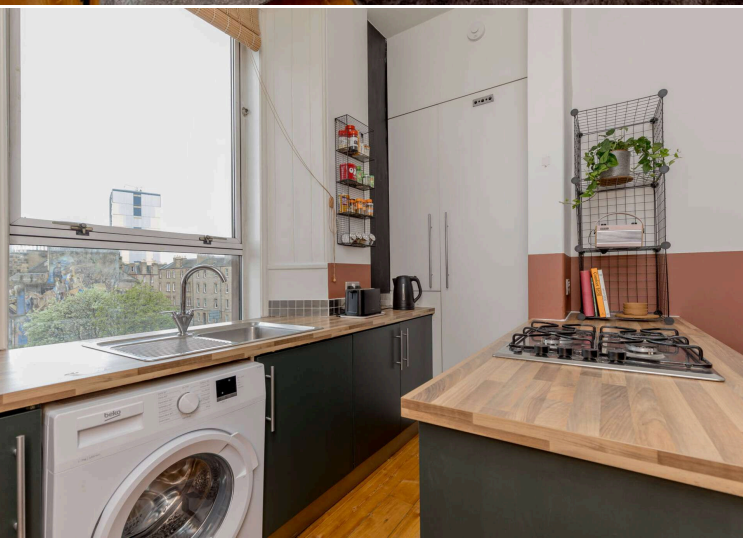


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Delightful, traditional 2 bedroom second floor flat located in the popular area of Leith

- Open plan kitchen/sitting/dining room
- Double bedroom 1
- Bedroom 2
- Bathroom
- Popular & convenient location
- Shared rear courtyard
- Permit parking
- Gas central heating & double glazing



Offers Over: £185,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

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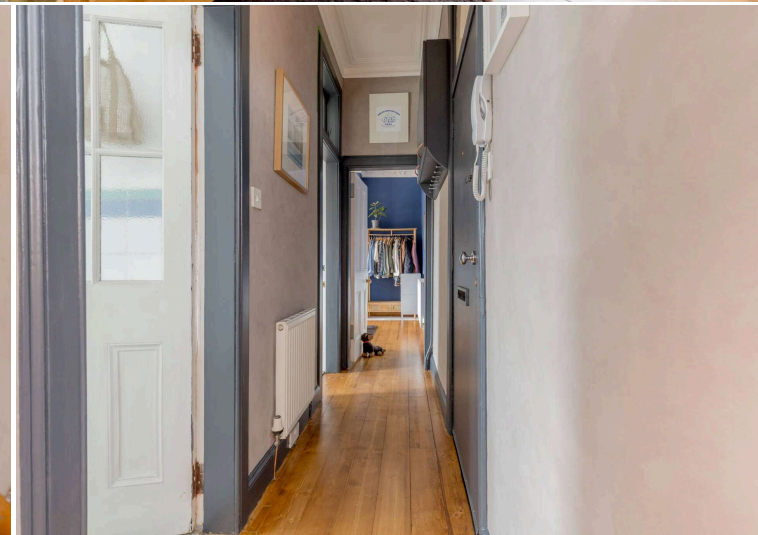
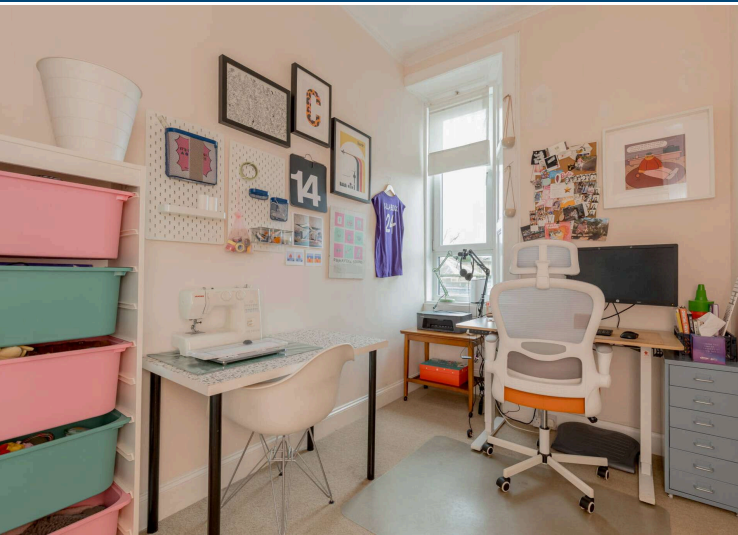
About the Property

Located close to a variety of local amenities, this delightful second floor flat forms part of a traditional tenement. All the attractions of Leith and The Shore are within walking distance and the City Centre is also easily accessible.

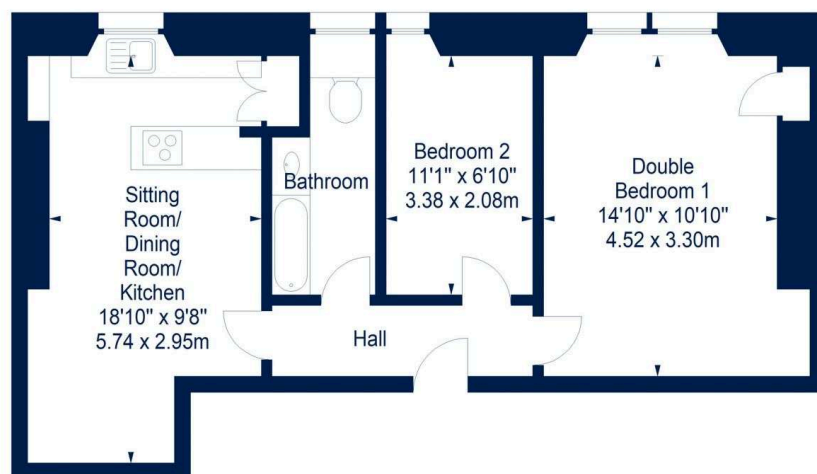
The interior of the property is bright, well proportioned and complemented by charming period features such as natural wood finishes, decorative cornicing and stripped and varnished floorboards.

Extras

All fitted floor coverings, blinds, light fittings, hob, oven, fridge/freezer and washing machine are included in the sale price.



11 Flat 5 Ferry Road, Edinburgh, Midlothian, EH6 4AD



Second Floor



Flat - Approx. Gross Internal Area - 574 Sq Ft - 53.32 Sq M

For identification only. Not to scale. © SquareFoot 2025



Location

Leith is a buzzing port district, just two miles northeast of the city centre, this historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus services run to and from the city centre and there are good road links to all major motorway networks. The Edinburgh tram line provides a direct connection through the city centre to Edinburgh airport.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.