



17 West Ferryfield,
Edinburgh, EH5 2PT

Hall
Lounge/Dining Room
Fitted Kitchen
2 Double Bedrooms
1 Single Bedroom
4-Piece Bathroom Suite
WC Room
Floored Attic
Gas Central Heating & Double Glazing Throughout
Private Front & Rear Gardens
Private Driveway & Garage
Resident's Association Fee: Approx. £96 per annum
EPC: D
Council Tax Band: F

A unique opportunity to purchase a spacious three-bedroom detached home in the popular Inverleith area of Edinburgh, to the North of the city centre. Boasting a private driveway, garage and beautiful private front and rear gardens, the property is a blank canvas which welcomes modernisation, providing a rare opportunity to create a modern and high-quality living space from the ground up, tailored to the buyer's preferences. The property has been a much loved home for almost 40 years and now offers new owners the potential to create the home of their dreams.

The property is to be sold as seen, and comprises; Welcoming hallway with deep under-stair storage. Generously proportioned dual aspect living/dining room with gas fireplace and patio doors into rear garden. Fitted kitchen with breakfast bar, and base and wall-mounted units providing ample storage and worktop space, including various white goods such as fridge freezer, double electric oven, gas hob, dish washer and washing machine. There is also a convenient pass-through unit between the kitchen and dining area. Finishing the downstairs is a WC room.

Upstairs, the landing hosts a sizeable shelved storage cupboard, and provides access to the floored attic for additional storage, as well as entry to; spacious master bedroom with lovely rear-facing outlook, second double bedroom of good size, and third large single bedroom which would also make an excellent home office or study. All three bedrooms offer sizeable built-in wardrobes. Finishing the interiors is the family bathroom consisting of a four-piece bathroom suite including a bath, shower, WC and wash basin.

The accommodation benefits from gas central heating and double glazing throughout ensuring a comfortable living environment all year round.

Externally, the property benefits from an attractive front garden with private driveway and large garage with electric up-and-over door. There is also a beautifully maintained, fully enclosed garden to the rear which offers pleasant grass and patio spaces to enjoy the sun.

The prestigious district of Inverleith lies to the north of Edinburgh's New Town around 1.5 miles from Stockbridge. This high amenity area enjoys leafy streets, a fine local park and close proximity to the renowned Royal Botanic Gardens. Local amenities are excellent and more specialized shopping, including 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, Craigmile 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.

Home Report Value: £450,000

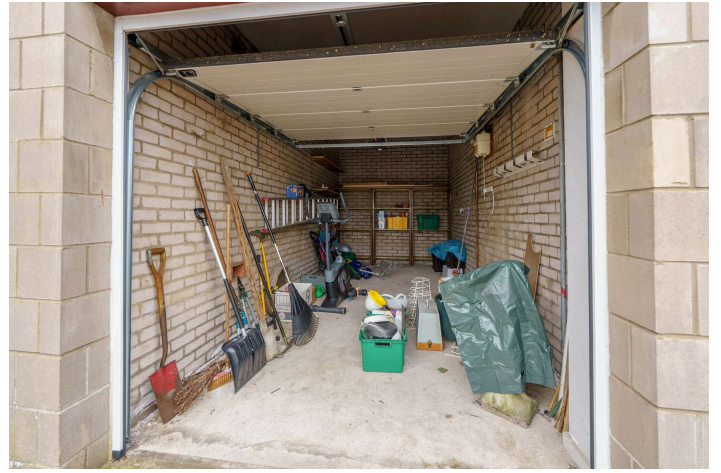
Viewings by appointment: property@satsolicitors.co.uk / 0131 556 0159

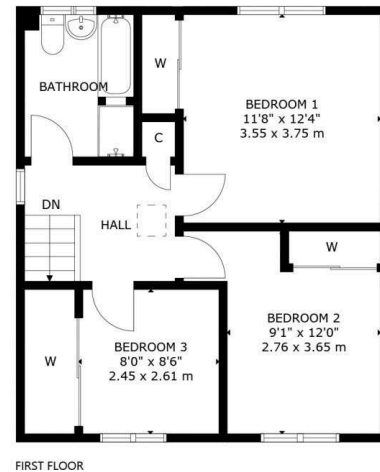
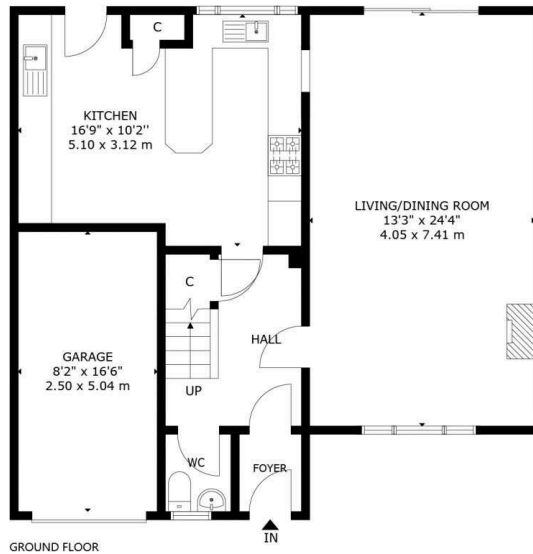












17 WEST FERRYFIELD, EDINBURGH, EH5 2PU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,199 SQ FT / 111 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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