

# KILGOUR

PROPERTY



**47/11 West Ferryfield, Edinburgh, EH5 2PT**







- Spacious Bay Windowed Lounge/Diner
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Attic
- Communal Gardens
- Allocated Parking
- Secure Entry
- Factor fee £75 pcm
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

## Description

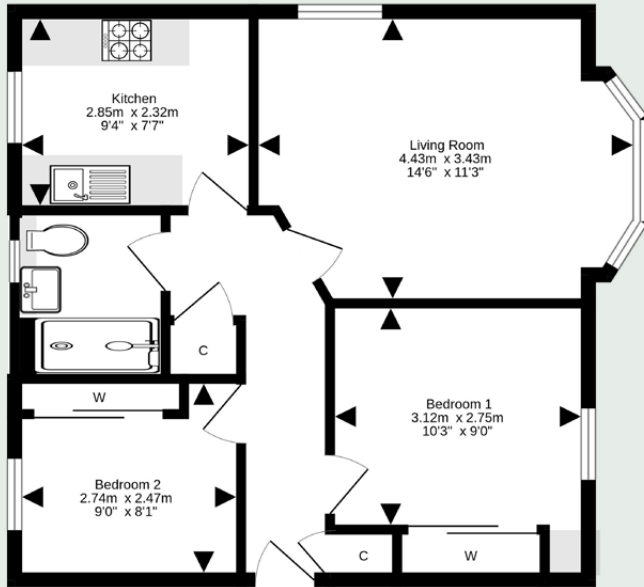
A stunning top floor flat set within a sought after and peaceful residential location close to amenities and very well placed for commuting. The will appeal to a number of buyers and benefits from gas central heating and double glazing throughout.

Externally there are very well maintained communal gardens and grounds surrounding the building and there is a allocated parking space. Entrance into the building is gained via a secure entry system.

## Location

The property is located in the popular Inverleith district and is ideally located for access to the city and the superb assortment of world class amenities therein. The neighbouring areas of Stockbridge and Canonmills offer an excellent selection of cafes, bars and restaurants, together with some boutique shops and supermarkets. Recreational facilities in the vicinity include the green spaces of Inverleith Park and the renowned Royal Botanical Gardens, together with ready access to walks and cycling along the Water of Leith Walkway, city cycle paths and the playing fields at Goldenacre. Frequent buses provide excellent access to the city centre and surrounding areas and the property is also ideally placed for connections to Edinburgh Airport and the main arterial routes out of the city. Local schooling from primary to secondary is well represented together with easy access to many of Edinburgh's private schools.



1 2 1 C   
EPC BANDD   
COUNCIL TAX BAND

Lounge/Diner	16'0 x 11'3	4.88 x 3.43m
Separate Kitchen	9'4 x 7'8	2.85 x 2.33m
Bedroom 1	10'3 x 9'0	3.12 x 2.75m
Bedroom 2	9'0 x 8'1	2.74 x 2.47m
Bathroom	6'7 x 6'4	2.00 x 1.93m











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