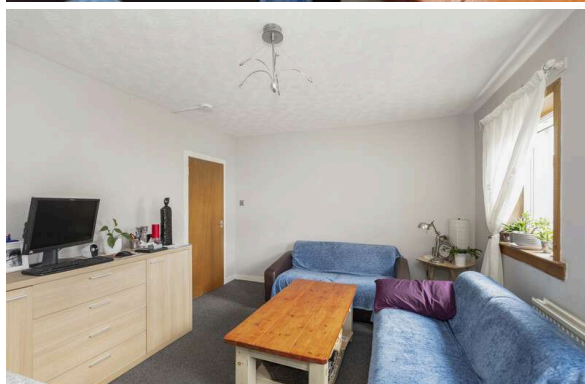




20/3 Ferry Road Avenue
CREWE | EDINBURGH | EH4 4BL


warners
solicitors & estate agents



20/3 Ferry Road Avenue

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Superb first floor apartment with two bedrooms, private rear garden and ample on-street parking, forming part of a well-established residential street, in the popular and convenient Crewe area, close to good local amenities and excellent road links.

The bright and spacious property offers, comfortable and well-planned accommodation in good order throughout. The double bedrooms are generously proportioned and it further benefits from an excellent level of storage throughout. Externally there is a fully enclosed, private rear garden and ample on-street parking. This property will appeal to a first-time buyer or buy-to let investor, so early viewing is highly recommended.

- Entrance hall with storage
- Large twin windowed living room
- Fitted kitchen with store cupboard
- Two double bedrooms, one with built-in wardrobe
- Bathroom with white suite and electric shower
- Gas central heating
- Double glazing
- Fully enclosed rear garden
- Ample on-street parking

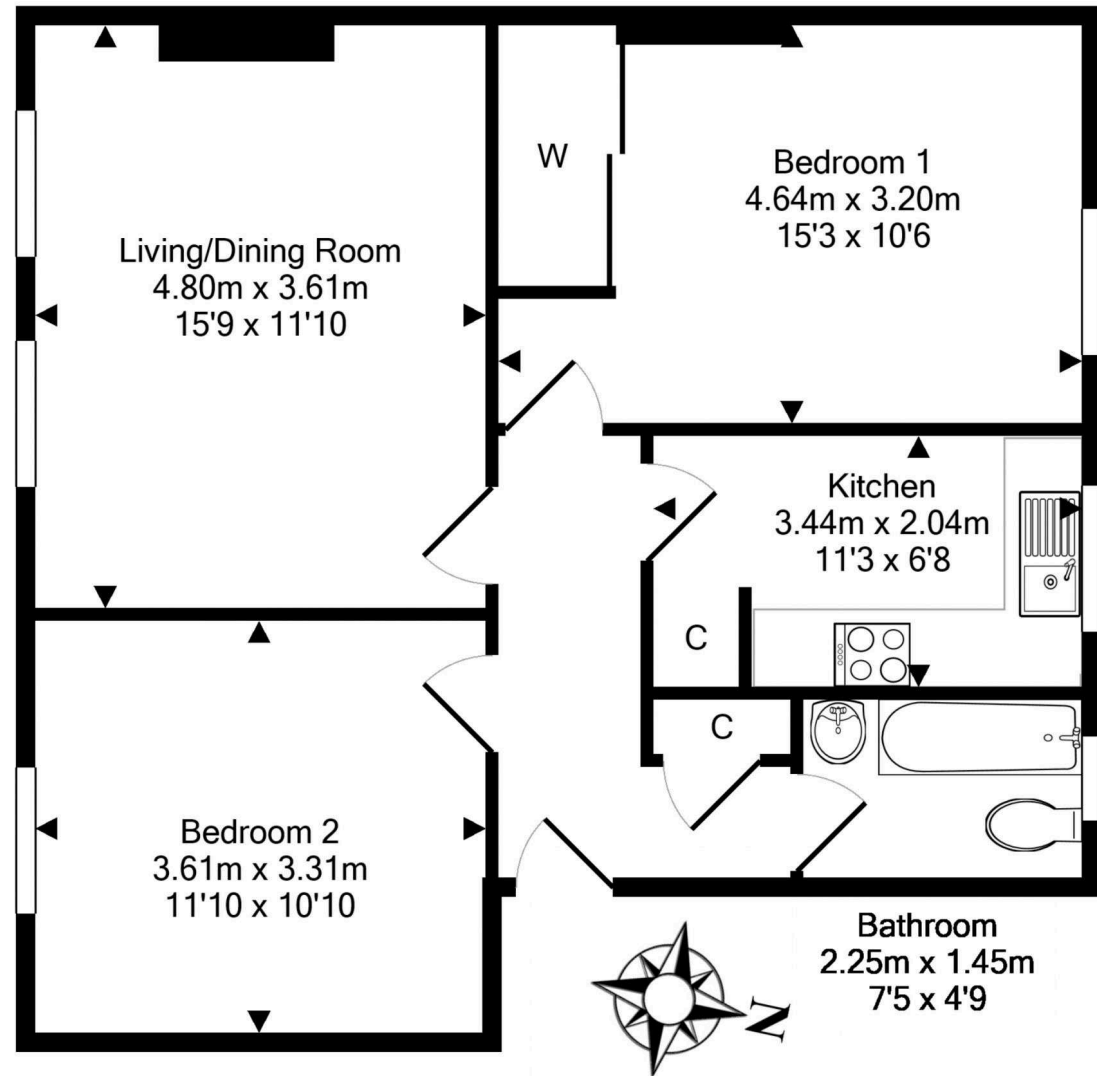
All items will be included in the sale, with the exception of the bed and chest of drawers in Bedroom 1, the coffee table and drawers in the living room. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Crewe is located in north west Edinburgh, some three miles from the City Centre. Local shopping includes a Morrisons supermarket on Ferry Road, but for those whose needs are greater, regular bus services give access to a wider range of shops in Stockbridge or the City Centre itself. Schooling is available at primary and secondary levels and there are recreational facilities within the area including Ainslie Park which has sports facilities and a swimming pool. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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