



238/1 Ferry Road
TRINITY | EDINBURGH | EH5 3AD


warners
solicitors & estate agents



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Particularly appealing first floor flat with private garden forming part of a three storey tenement, located in a popular and convenient residential area, close to excellent amenities and transport links. This most attractive flat offers spacious, comfortable and well planned rooms and represents a super purchase for a single person, couple or small family or as an investment opportunity. The property comprises living room features a large twin window which brings in an abundance of natural light, a cupboard and there is ample space to accommodate a dining table and seating if required. The kitchen is practical and well appointed and comes with appliances included. There is currently a dining area, washing machine, electric hob, oven and fan and fridge/freezer. There are three well proportioned bedrooms and completing the accommodation is the bathroom with bath and wc. Further benefits on offer include gas central heating, double glazing, a private garden and unrestricted on street parking.

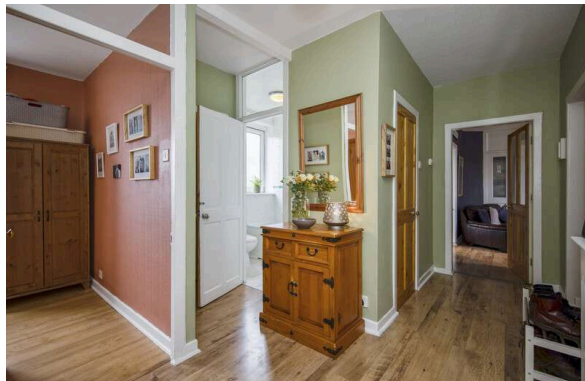
- Entrance Hall
- Twin windowed living room
- Fitted kitchen
- 3 Bedrooms
- Bathroom
- Gas central heating & double glazing
- Private back garden and Unrestricted on street parking

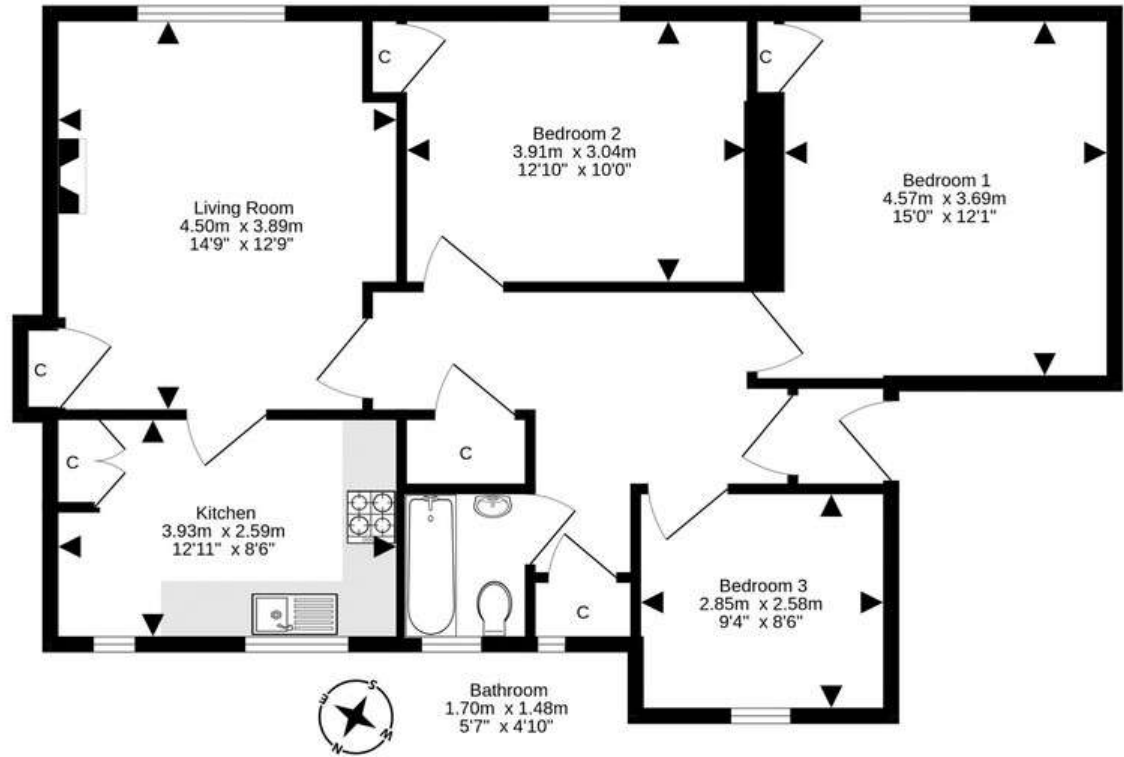
3 book cases (2 in the main bedroom, other one in bedroom 3), the garden bench are included in the sale. All curtains and blinds, as well as the fridge/freezer and washing machine can be included as requested.

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



The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores, a multiscreen cinema and a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city 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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