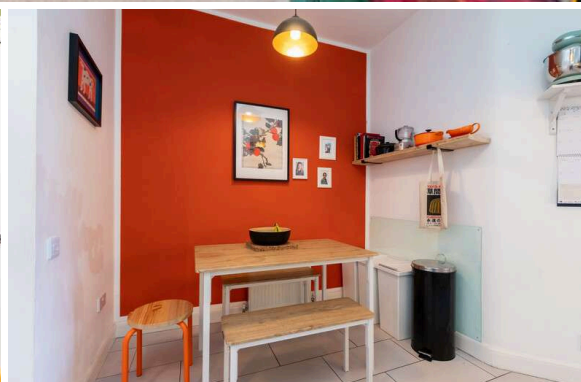
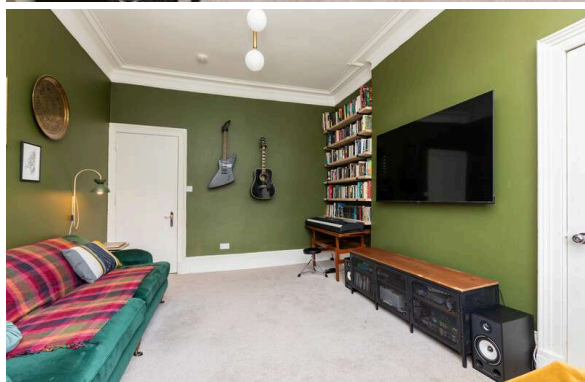




143/1 Ferry Road
TRINITY | EDINBURGH | EH6 4ET


warners
solicitors & estate agents



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Well presented three bedroom first floor flat located in the highly regarded Trinity area to the North of the city centre. Forming part of a very well-maintained traditional tenement building and occupying a prime position in the the sought after Trinity perfectly situated to make the most out of the vibrant Leith and the city centre alike.

This delightful property has been tastefully styled whilst retaining period features including large rooms and ornate cornicing. The property would make an ideal home and investment alike. The property comprises hallway with two storage cupboards, kitchen that currently comprises induction hob, double oven and fan, fridge/freezer, dining area and washer dryer, spacious living room with storage that also homes the boiler. There are three well proportioned bedrooms, two with the original cornicing and completing the accommodation is the bathroom with shower over the bath and heated towel rail. The property also benefits from gas central heating, a shared drying area, on street parking and secure entry. Early viewing is highly advised to avoid missing this very attractive property located in a very sought-after area.

- Welcoming reception hall with storage
- 3 Well proportioned Bedrooms
- Spacious fitted kitchen
- Spacious living room with storage
- Bathroom with shower over the bath
- Secure door entry system and Gas central heating
- On street parking
- Shared rear garden

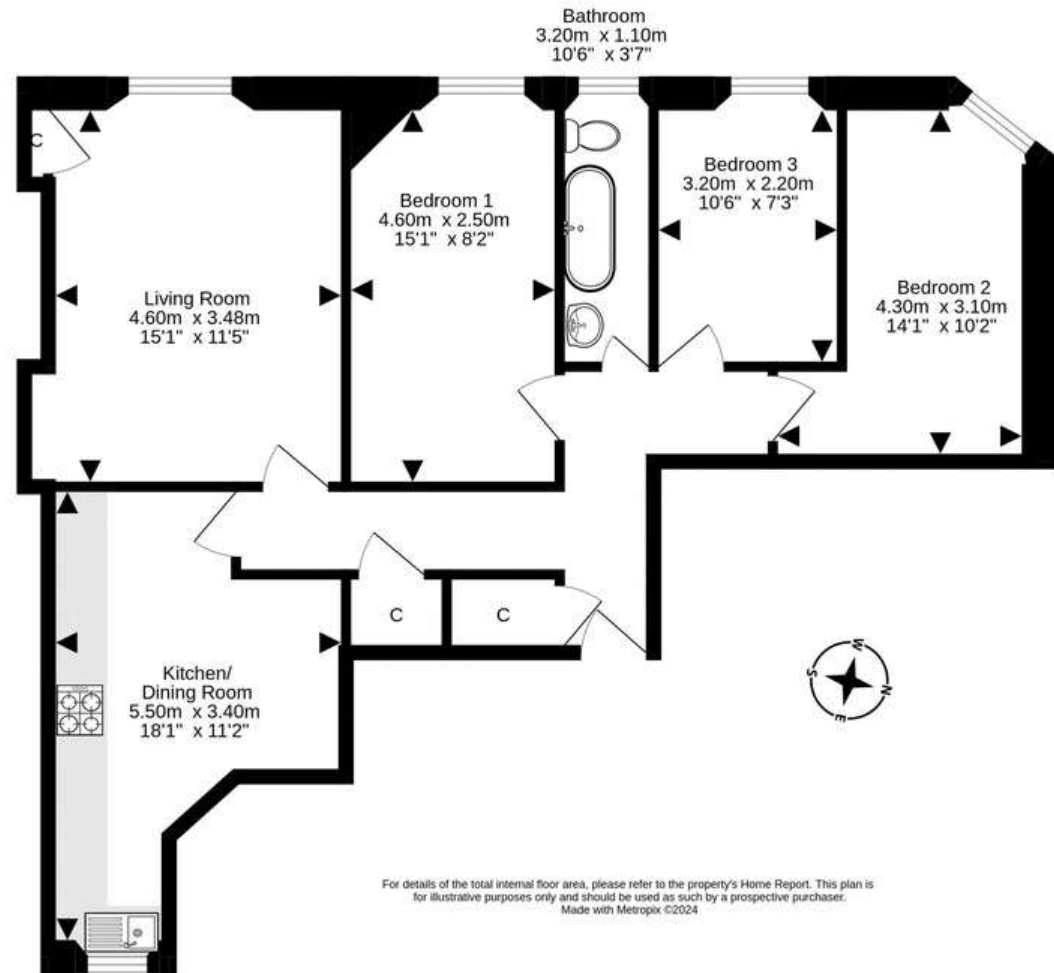
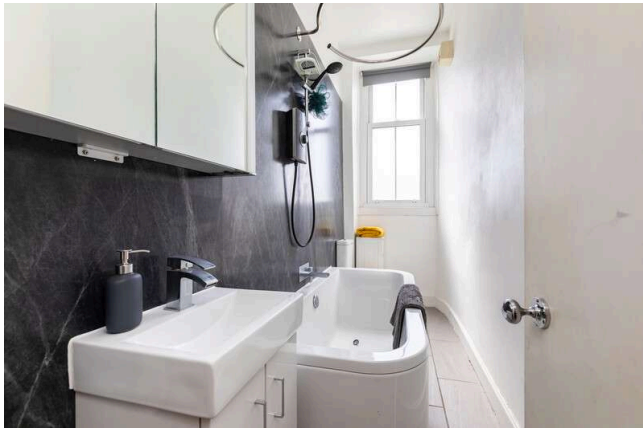
The wardrobes are included in the sale. The washer dryer and hall light fitting may be available by separate negotiation. EPC rating C.

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 and a multi-screen cinema, whilst 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.





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