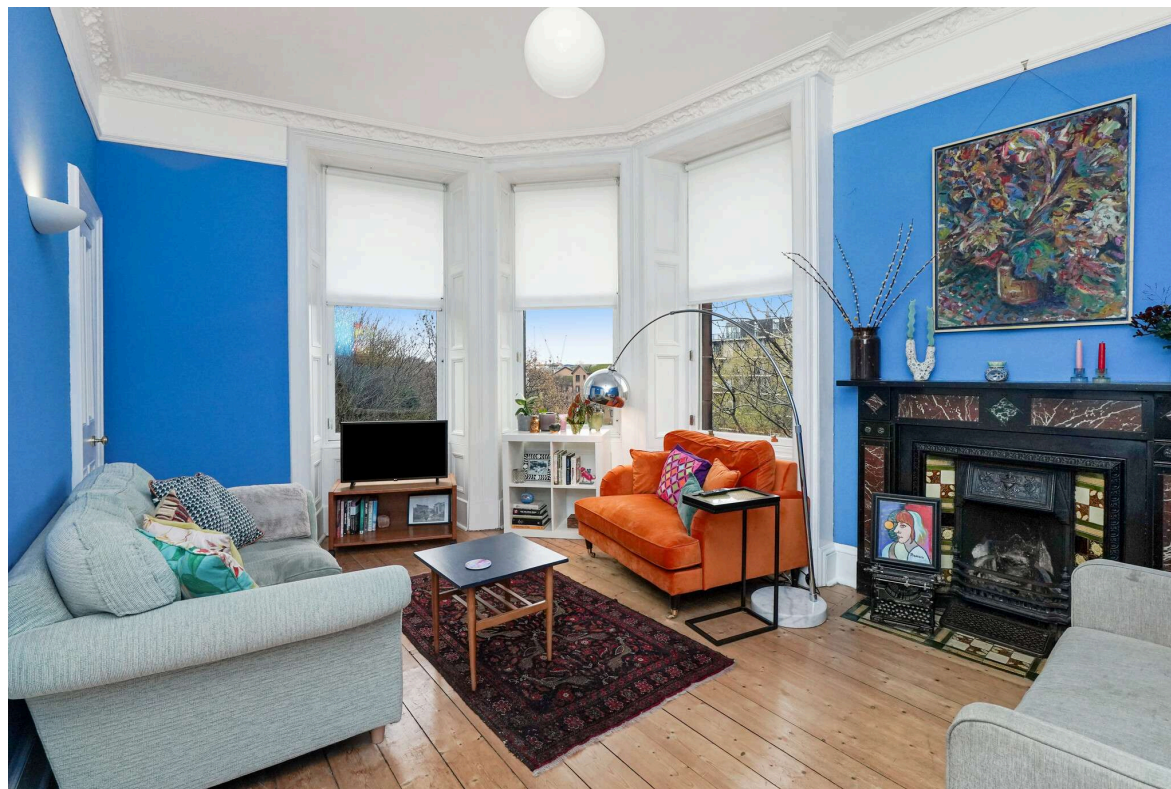




3/2 Ferry Road
LEITH | EDINBURGH | EH6 4AD



3/2 Ferry Road, Leith

LEITH | EDINBURGH | EH6 4AD

This beautifully presented one-bedroom, first floor flat, commanding magnificent views to the Water of Leith, Firth of Forth, and across the city skyline to Arthurs Seat, presents an excellent opportunity for a first-time buyer or investor alike. The accommodation is comprised of a corner bay windowed living room which is flooded with light through three large, double-glazed windows, a box room/study suitable for home office, a stylish kitchen dining room which currently comprises a dining area, window seat, built in microwave, gas hob, oven and fan, dishwasher, washing machine, fridge/freezer and the boiler cupboard. The bedroom is well-proportioned with an attractive original fireplace still intact and completing the accommodation is the bathroom with shower over the bath. Located conveniently close to many leafy outdoor areas, such as Victoria Park, Inverleith Park and the Royal Botanical gardens, the property is ideally located for those who love the outdoors. Excellent public transport links allows the buyer to be connected to city centre and beyond, whilst the local Leith area is perfect for those who are looking to take advantage high end restaurants, coffee shops and local amenities.

All fittings and fixtures will be included in the sale. The wardrobe in the bedroom may also be included if desired.

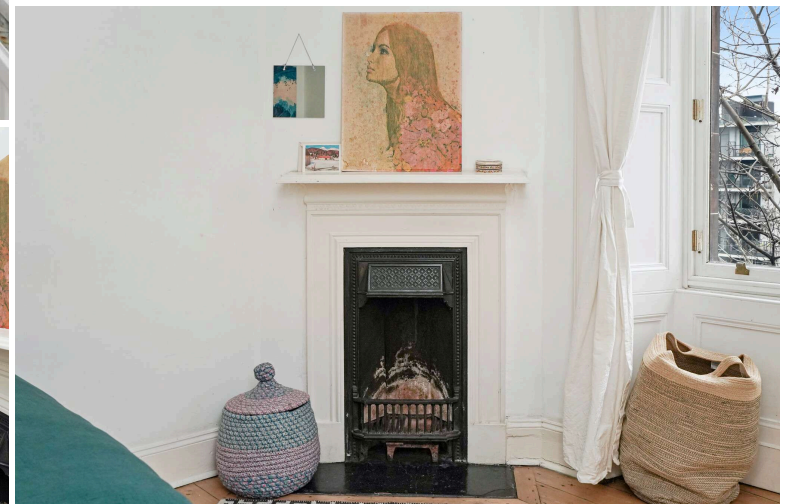
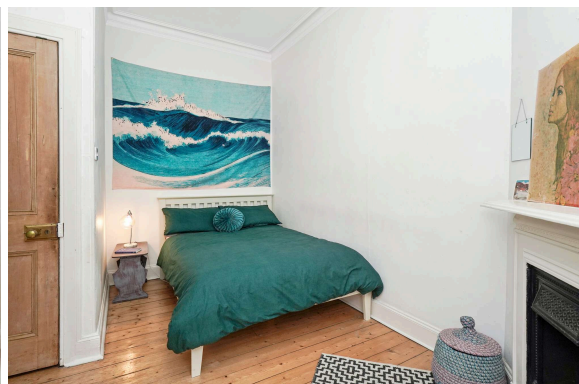
Council Tax Band B and Energy Rating Band C

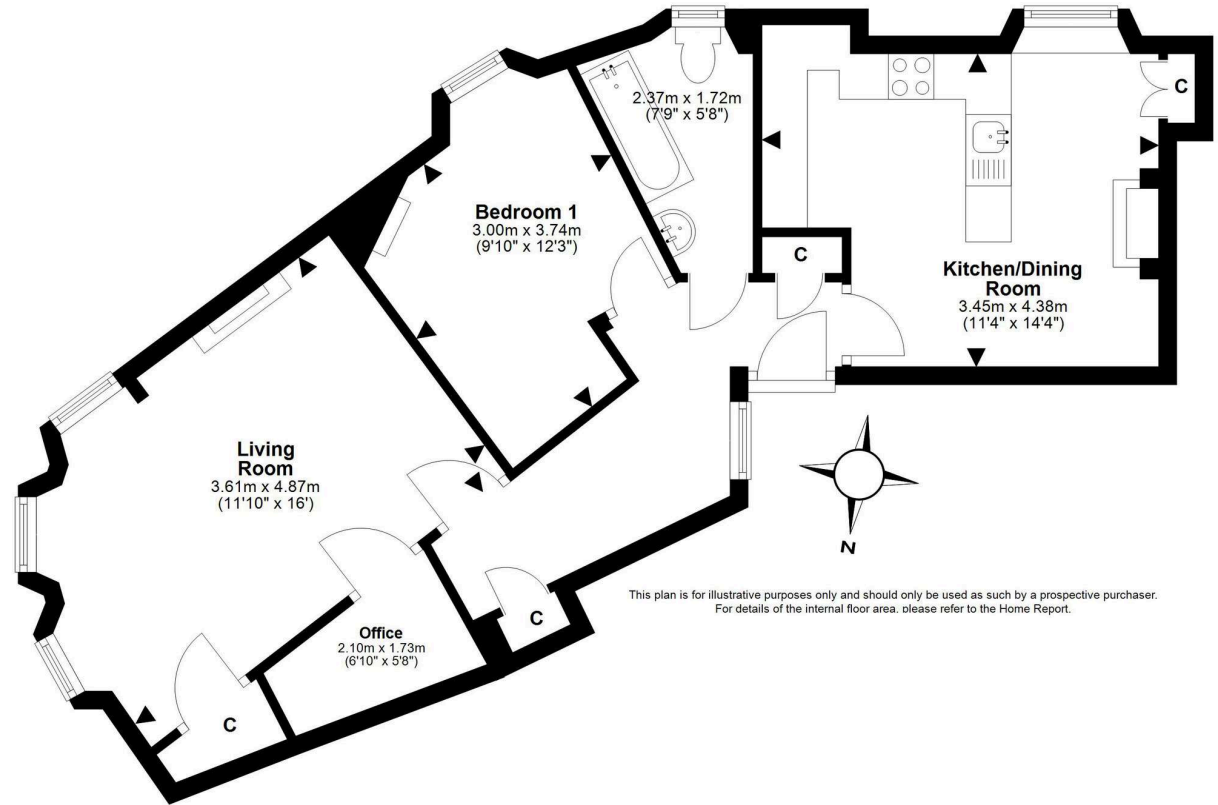
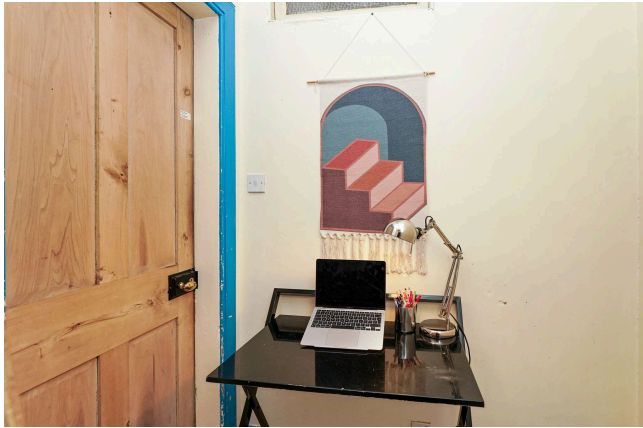
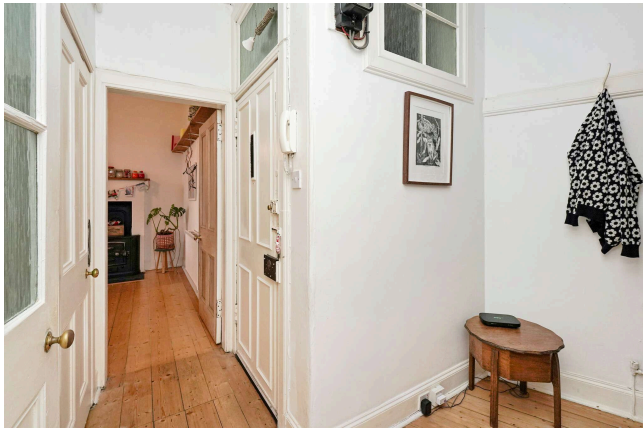
- Generously sized and bright living room with ornate cornicing
- Box room/study
- Stylish kitchen with integrated appliances and window seat
- Bathroom with shower over the bath
- Well-proportioned bedroom
- Double glazing and gas central heating
- Conveniently located with excellent public transport links
- School catchment is Trinity Primary and Trinity Academy

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



The vibrant and cosmopolitan area of Leith is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy caf s, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, Leith School of Art and Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market. The Shore and the greater Leith area cater for outdoor pursuits, including the tranquil Water of Leith walk/cycle path, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim and Fitness Centre is nearby, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc