

COULTERS[©]

1/8 FERRYFIELD

INVERLEITH, EDINBURGH, EH5 2PR

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a quiet development within the highly desirable area of Inverleith, this is a well-presented two bedroom flat. With a peaceful top floor position, the property benefits from outstanding views over the Edinburgh skyline.

The accommodation is beautifully bright and airy with a sunny dual aspect. The impressive open plan sitting and dining room is extremely spacious and sits conveniently beside the kitchen which is fitted with ample cabinets and worktop space as well as integrated BOSCH oven and microwave, gas hob, fridge freezer, dishwasher and washing machine.

Both of the bedrooms are spacious doubles with built-in wardrobes. The principal bedroom also benefits from a very stylish en suite shower room and there is also a fully tiled bathroom with three piece suite and overhead electric shower. Three cupboards off the hall offer excellent storage.

The property is fitted with double glazed windows and there is gas central heating.

KEY FEATURES

-  Top floor flat with exceptional views
-  Two double bedrooms one with en suite
-  Well-kept communal gardens
-  Garage and residents' parking
-  Close to Inverleith Park and Botanic Gardens
-  Short walk to the coast at Wardie Bay



The building has a secure entry system and is managed by a committee run, active residents association. The monthly contribution towards maintenance of common areas, gardening and stair cleaning is voted for at an AGM and is currently £50 per month.

Externally, there is a very well-kept shared garden and the property comes with its own single garage and allocated space directly in front.

EXTRAS

The blinds, curtains, light fittings, fitted flooring, and white goods are included in the sale price.





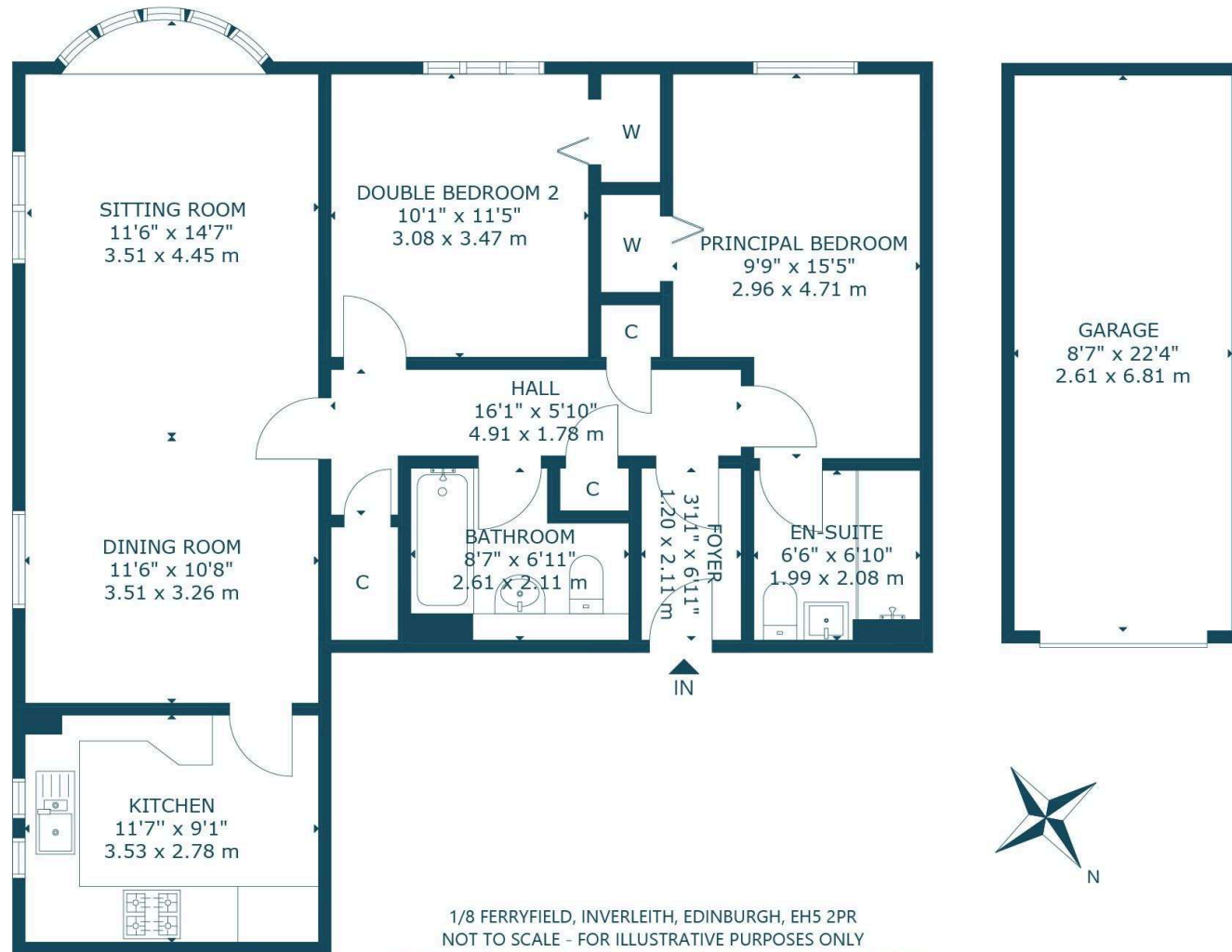
THE LOCAL AREA

Located within walking distance from the City Centre, Inverleith is one of Edinburgh's most sought-after areas, known for its abundance of green spaces and parks. North of the UNESCO World Heritage Site of the New Town it enjoys access to superb amenities such as the world-renowned Royal Botanic Garden and Inverleith Park. For more sporting pursuits, David Lloyd Health Club at Western Harbour and the award-winning Westwood's Health Club at Fettes boast swimming pools, state-of-the-art gyms, tennis courts, and fitness classes. Stylish restaurants, and fashionable bars are in abundance in nearby cosmopolitan Stockbridge, and there are excellent establishments in Goldenacre and Canonmills including Herringbone Bar and Restaurant, and The Tollhouse. Daily shopping needs are met by a variety of convenience stores nearby along with a large Morrisons on Ferry Road. Waitrose in Comely Bank is also close by.

The property lies in the catchment area for Wardie Primary and Trinity Academy whilst private school choices include Edinburgh Academy, Fettes College, and George Heriot's School. Regular bus services from Ferry Road take you swiftly to the city centre and Waverley Train Station and there is quick access to The Queensferry Crossing, Edinburgh International Airport, and the City Bypass by road.







THIRD FLOOR

1/8 FERRYFIELD, INVERLEITH, EDINBURGH, EH5 2PR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 952 SQ FT / 88 SQ M
 GARAGE 194 SQ FT / 18 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.