



# 183/3 Ferry Road

Trinity, Edinburgh, EH6 4NL



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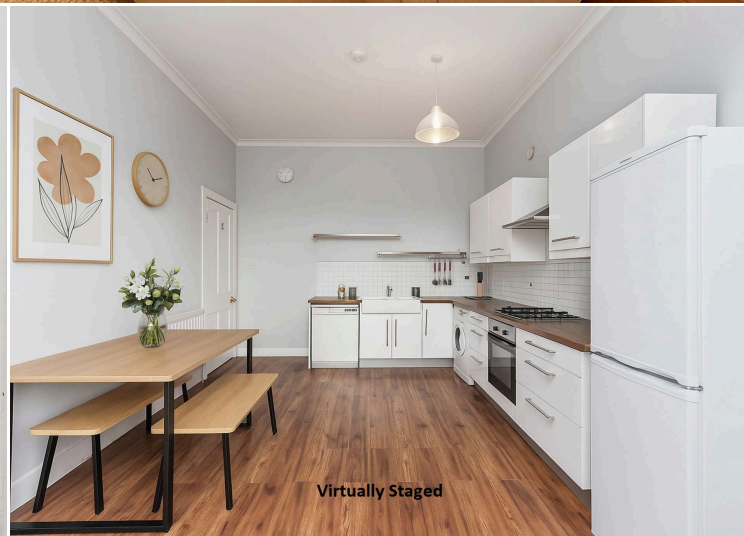
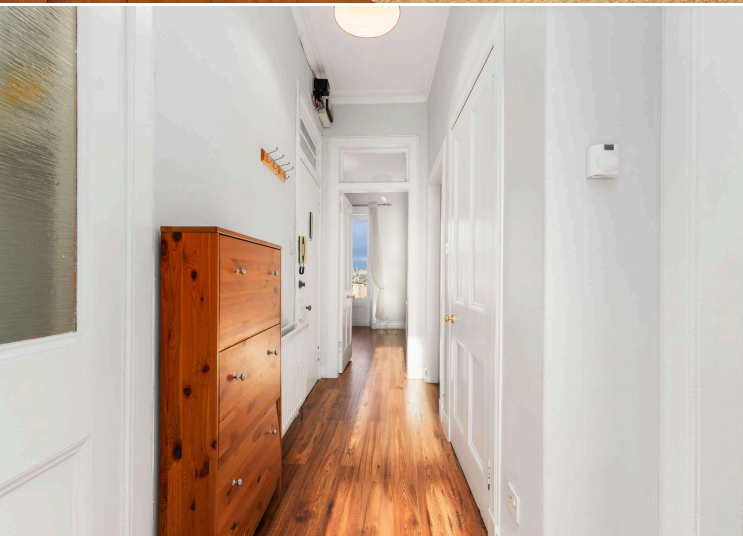




Virtually Staged

## Top (2nd) floor 2 bed flat within a handsome Victorian building in the popular Trinity area.

- Sitting room
- Kitchen/dining room
- 2 double bedrooms
- Shower room
- W.C.
- Secure entryphone system
- Well maintained communal garden
- Presented in move in condition
- Close to local amenities
- Gas central heating & double glazing



Virtually Staged

**Offers Over: £270,000**

**EPC Rating: C**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

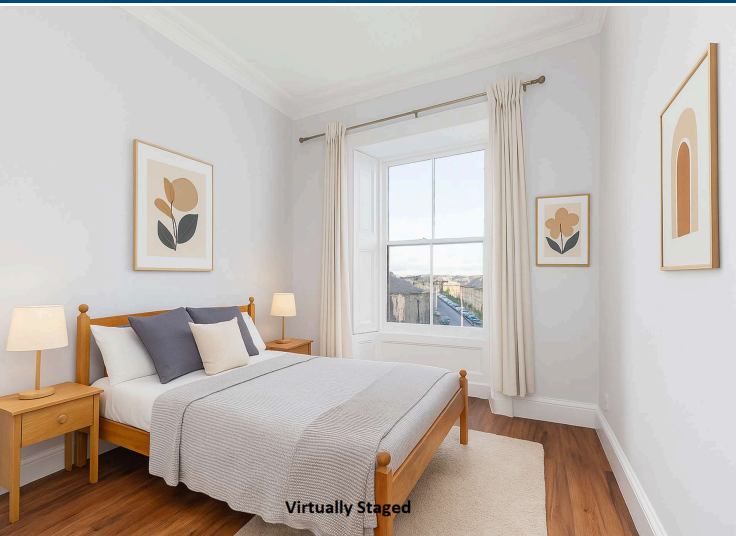
Forming part of a handsome Georgian building this top (2nd) floor 2 bed flat offers a fantastic home in the popular Trinity area.

The accommodation is bright, well proportioned and presented in move in condition.

Further benefits include a well maintained communal garden, gas central heating & partial double glazing.

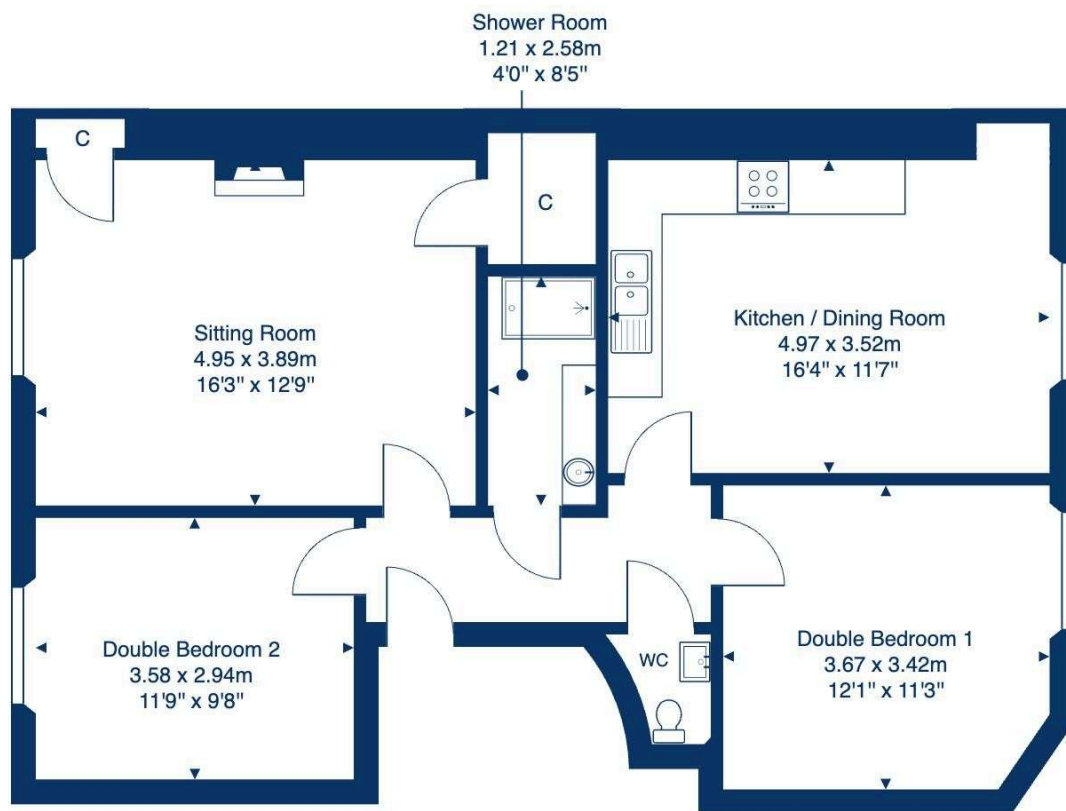
## Extras

To include all fitted floor coverings, carpets, curtains, fridge/freezer, dishwasher, washing machine, oven, hob and cooker hood. The property can be sold as seen if desired.





**183/3 Ferry Road, Edinburgh, EH6 4NL**



**Second Floor**

Total Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Location

The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club. There is fantastic local shopping at Goldenacre and a nearby supermarkets include Morrisons, Waitrose, Sainsbury's and Asda. The Royal Botanic Gardens and Inverleith Park are within easy reach. Neighbouring Leith and Granton Harbour offer excellent shopping and dining facilities, and the Ocean Terminal is home to shops, eateries, and Vue cinema. Excellent schooling is represented in the state and private sector.





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