



14/1
Ferry Road Drive
Edinburgh
EH4 4BP





This super ground floor flat is pleasantly located in a popular residential area close to local amenities and offers an excellent purchase at a very competitive price. The property requires refurbishment and redecoration but offers excellent potential for a first-time buyer or buy to let investor.

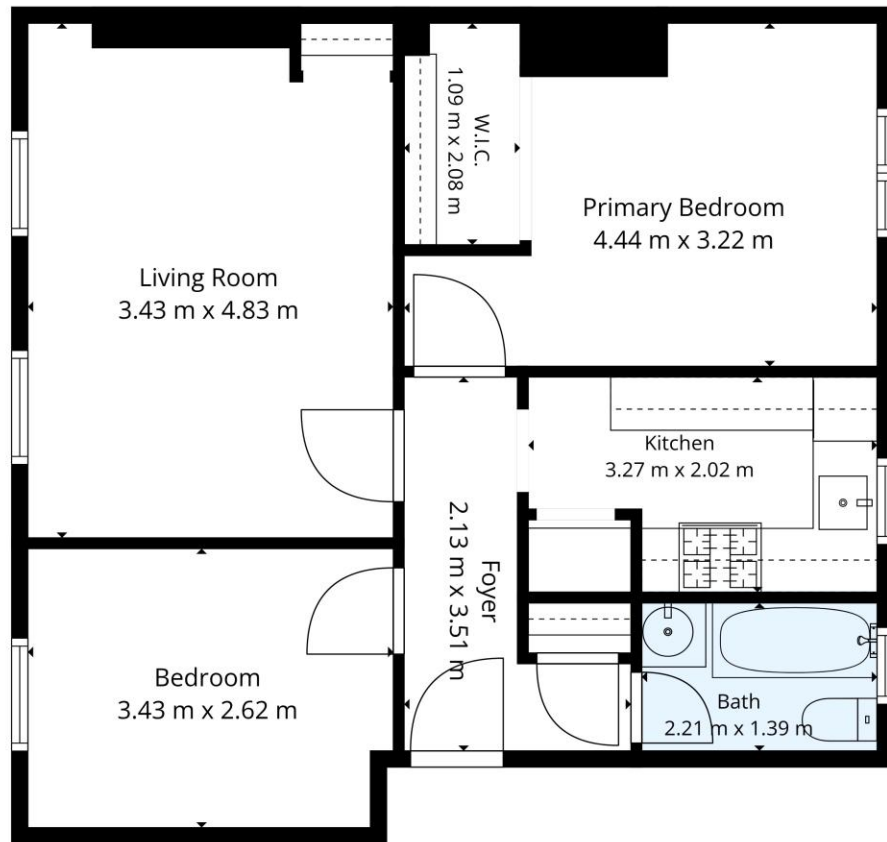
- Entrance hallway. Deep built in storage cupboard housing utility meter and offering excellent storage.
- Well proportioned and living room with twin windows to the front overlooking the private garden.
- Fitted kitchen overlooking rear garden.
- Bright and spacious double bedroom located quietly to the rear.
- Second double bedroom located to the front, overlooking the garden. Ample space for usual bedroom furniture.
- Bathroom comprising bath, sink and toilet.
- Gas Central Heating & Double Glazing.
- Large private garden to the front and parking to side.



Viewing by appointment on 0131 524 3800







Total: 57 m²
 Ground Floor: 57 m²
 Excluded Areas: Walls: 5 m²

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

The property is quietly situated in this popular residential area to the north west of the city centre. Local shopping is within walking distance but for those whose needs are greater, a large Morrisons supermarket can be found on nearby Ferry Road. Stockbridge and Comely Bank, a little further away, offer a wide range of facilities together with a choice of good restaurants, bars and bistros, with a full range of shops in the city centre which is only a short bus or car journey away. Schooling is well catered for in the area and leisure opportunities in the vicinity include Ainslie Park Leisure Centre with swimming pool and Inverleith Park. The City Centre, lying approximately two miles south, can be easily reached by car or the regular bus services. It is also convenient for travel along Ferry Road to the east and south and to the City Bypass with motorway links to the west beyond, the Airport and the Forth Road Bridge.

EPC Band- C

Council Tax Band- A



Connell & Connell WS
 10 Dublin Street
 Edinburgh, EH1 3PR
 Tel: 0131 556 2993
 Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

