



1F1, 35 Ferry Road
Leith, EH6 4AD

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Utility
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – C



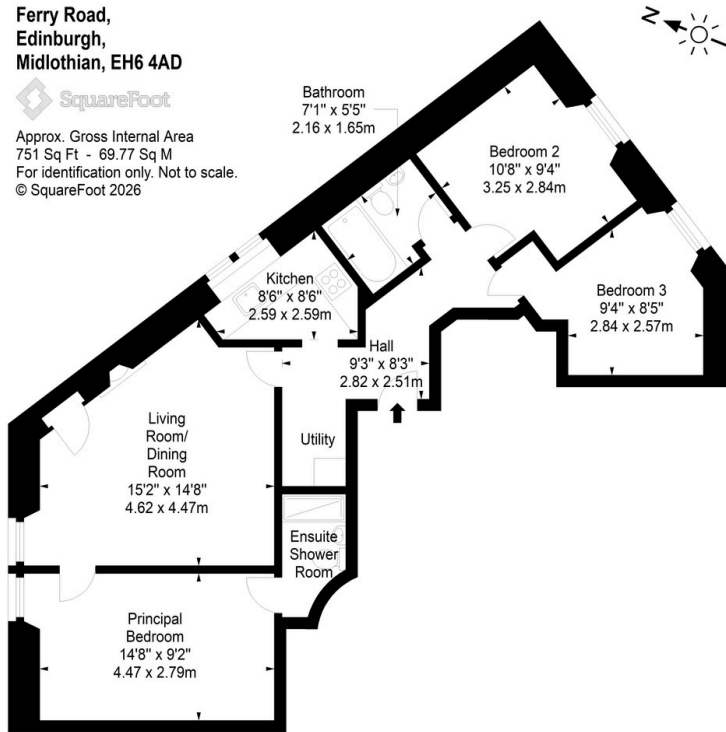
Forming part of a traditional tenement building, this well-presented first-floor flat is located in the sought-after area of Leith. The property is ideally positioned within easy reach of an excellent selection of local amenities, including shops, cafés, bars, and restaurants. Ocean Terminal is just a short walk away, offering a variety of retail and leisure facilities, as well as a tram stop providing convenient connections to destinations across both the north and south of the city. The accommodation comprises; a welcoming entrance hallway, spacious living room, separate modern fitted kitchen, utility space, three good-sized double bedrooms (one en-suite shower room) and a bathroom with shower over bath. Externally, there is a communal garden to the rear and there is on-street permit parking available in the area. The property features double glazing and gas central heating. Included in the sale are the floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher, light shades and wardrobes. All appliances included in the sale are sold as seen with no warranty provided.



Ferry Road,
Edinburgh,
Midlothian, EH6 4AD



Approx. Gross Internal Area
751 Sq Ft - 69.77 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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