








Offers Over  
**£215,000**

## 47/8 West Ferryfield

Inverleith | Edinburgh | EH5 2PT

A most appealing second floor apartment, quietly tucked away on a pleasant leafy cul-de-sac and forming part of a well-maintained modern development.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Allocated parking space
-  Communal grounds
-  EPC rating – C
-  Council tax band - D



## Description

A perfect first home or investment property, the flat enjoys a superb location in the capital's desirable Inverleith area, providing easy access to the city centre, a variety of amenities and some of Edinburgh's most beloved green spaces.

Internally the property is in good decorative order throughout, accessed via a secure entry phone and briefly comprises: entrance hallway with two built-in storage cupboards, light and spacious dual aspect reception room with carpeted floor and focal bay window, well equipped kitchen fitted with a good range of base and wall units, with coordinated worktops, splash tiling, integrated hob, cooker and extractor, principal bedroom with fitted wardrobes, a good sized single bedroom with sunny south facing views which would work well as a home office or child's room, and attractive bathroom with stylish three piece white suite, mains shower and splash screen.



## Extras

All integrated appliances, floor coverings, light fittings, fixtures and blinds will be included.

## Gardens, Parking and Factor

The property is bordered by leafy well maintained communal gardens, comprising areas of lawn, planted beds and blossoming trees. Trinity Factors manage the upkeep of the communal areas and is charged at approximately £450- £480 every 6 months. The property also benefits from an allocated parking space.

## Viewing

By appointment through Neilsons (0131 625 2222).





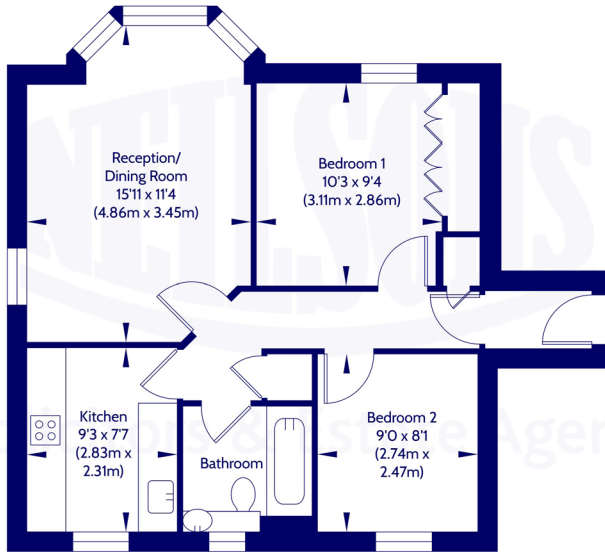
## Location

Located in the North Edinburgh district of Inverleith, the property is ideally placed for a wealth of superb amenities and is within walking distance of Stockbridge, with its fashionable shops, restaurants, cafes and bars. A Morrison's supermarket is close at hand on Ferry Road with further shopping a short drive away at Craigleith Retail Park. Leisure facilities in the area abound with a choice of private gyms and health clubs, Ainsley Park Leisure Centre, the wide green spaces of Inverleith Park and the Royal Botanic Gardens. Local schooling is available from nursery to secondary level with the property falling within the catchment area for both Wardie Primary School and Trinity Academy. Regular local bus services offer swift access to the city centre and surrounding areas, and by car the City Bypass and A1 are both within easy reach.





Approx. Gross Internal Floor Area 51 Sq M / 552 Sq Ft.



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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