



RALPH SAYER
SOLICITORS & ESTATE AGENTS

101/9 Ferry Road

Leith, Edinburgh EH6 4ET

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Set close to the vibrant Shore district of Leith and enjoying all the airiness and grand proportions expected of a Victorian home, this spacious third floor flat, comes with two bedrooms and a box room. The welcoming internal accommodation is characterised by tasteful décor, modern enhancements and a wealth of authentic period features.

On entering there is a welcoming hall, where original stripped floorboards lead you through to an elegant sitting room with a box bay window, framed by original panelling. The authentic features continue with ornate cornicing, a ceiling rose and a handsome feature fireplace, inset with wood burning stove. Accessed off the sitting room is a handy box room. Located to the rear of the property, is a dining kitchen incorporating excellent sociable space with snug seating area, dining area and fitted with painted 'shaker cabinets, along with a full range of appliances.

Property Summary

- Traditional third floor flat
- Elegant box bay window sitting room with box room off
- Generous kitchen/diner with pantry
- Two double bedrooms
- Traditional three-piece bathroom with freestanding bath
- Gas central heating & double glazing
- Well-maintained shared garden
- South Fort Street - unrestricted parking (Zone N8 on surrounding streets)
- EPC Rating - C | Council Tax Band - C

Home Report Value - £300,000







Beautifully
presented,
period flat,
only a short
stroll to the
'Shore' district







The property also offers two well proportioned double bedrooms, as well as a box room, which is accessible from the sitting room. Currently used as a store room, this multi-purpose space is ideal for a home office. Completing the accommodation is a bright bathroom fitted with a three piece suite with shower over a freestanding roll top bath.

Externally, this delightful city home shares access to a well-maintained shared garden.

Parking: Free parking on South Fort Street (Zone N8 & metred parking on adjacent streets)

Extras: All light fittings, curtains, blinds, and all integrated kitchen appliances, to be included in the sale.



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dream property!



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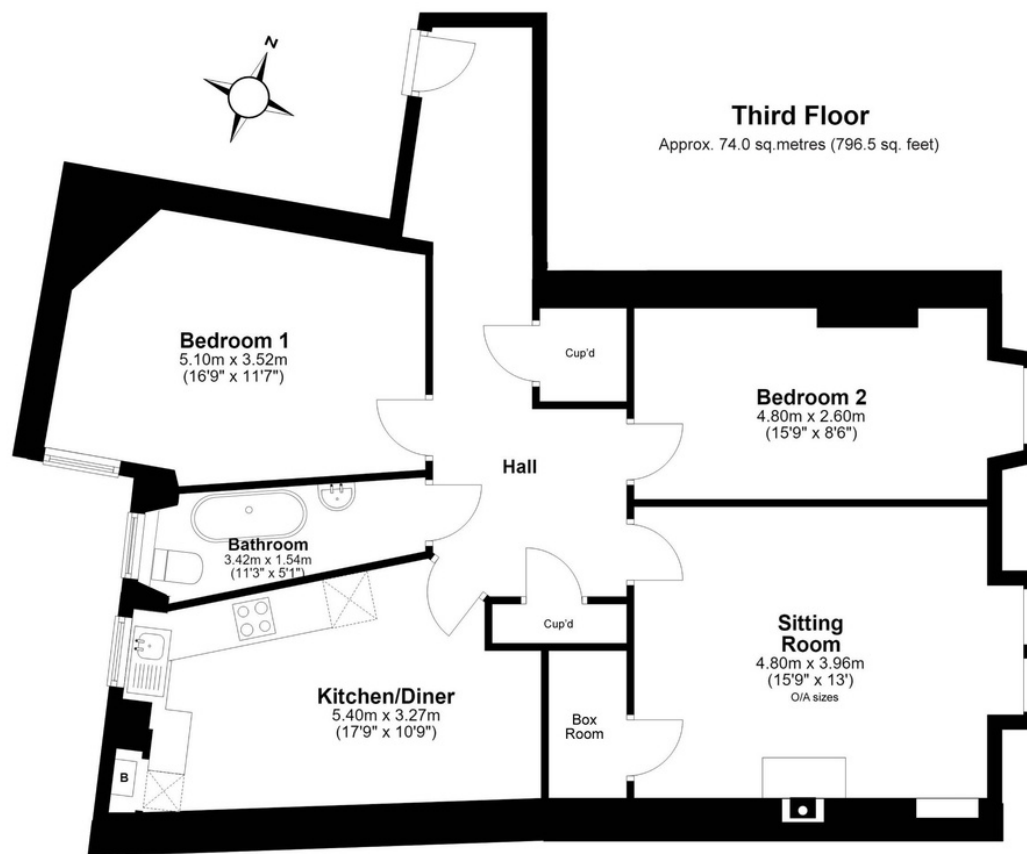


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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location



THE SHORE WITHIN WALKING DISTANCE

The east end of Ferry Road lies within the Leith district, close to the Water of Leith and the vibrant Shore area, with its excellent bars, cafes and Michelin star restaurants. The Scottish Office is based at nearby Commercial Quay a 10 minute walk. Great Junction street, offers excellent local amenities, with a post office, library and the old Victoria bath house (now a leisure centre and swimming pool) on your door step. More extensive shopping can be found at the nearby Ocean Terminal, which also houses a gym, cinema and the Royal Yacht Britannia. An Asda store can be found at Newhaven Harbour, a 5 minute drive. There are a number of great parks, including Victoria Park, which the extensive Water of Leith cycle path network, runs through. Edinburgh's dedicated Gaelic Primary School, Bun-sgoil Taobh na Pàirce (Parkside Primary School) can be found on Bonnington Road, only a 10 minute walk. Excellent transport links are available right outside the property, with regular bus services and a 10 minute walk from the recently extended tram line connecting Newhaven to Edinburgh Airport.