



4/4 Ferry Road Grove
CREWE | EDINBURGH | EH4 4BG


warners
solicitors & estate agents



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A fantastic opportunity to acquire a spacious three-bedroom first-floor flat, offering excellent potential to create a stylish and comfortable suburban home. Ideal for investors, young professionals, or growing families, the property provides generous accommodation throughout and the chance to add significant value through modernisation.

The well-proportioned layout comprises a bright and airy living room, a separate kitchen, and three good-sized bedrooms, all accessed from a central hallway. A family bathroom and useful storage cupboards further enhance the practicality of the space. While the property is in need of updating, it presents a blank canvas for buyers to design and finish to their own taste.

Externally, the property benefits from a private, low-maintenance garden, perfect for relaxing or entertaining, as well as access to a residents' car park. There is also the added convenience of unrestricted on-street parking.

Offered for sale as seen, this is an excellent opportunity for those looking to invest or create a long-term home in a suburban setting.

- Spacious three-bedroom first-floor flat with generous room sizes
- Excellent potential to modernise and add value
- Bright living room and well-laid-out accommodation
- Private, low-maintenance garden
- Residents' car park plus unrestricted on-street parking
- Ideal for investors, professionals, or families; sold as seen

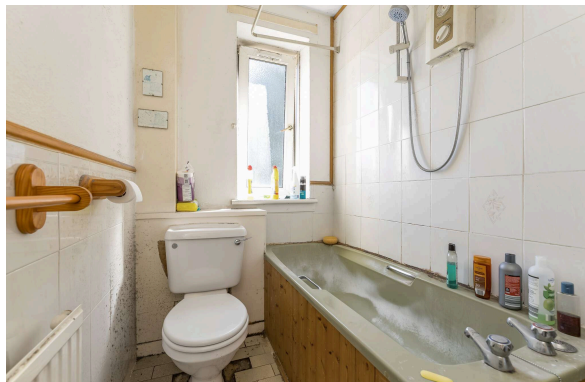
Energy Rating C. Council Tax band A.

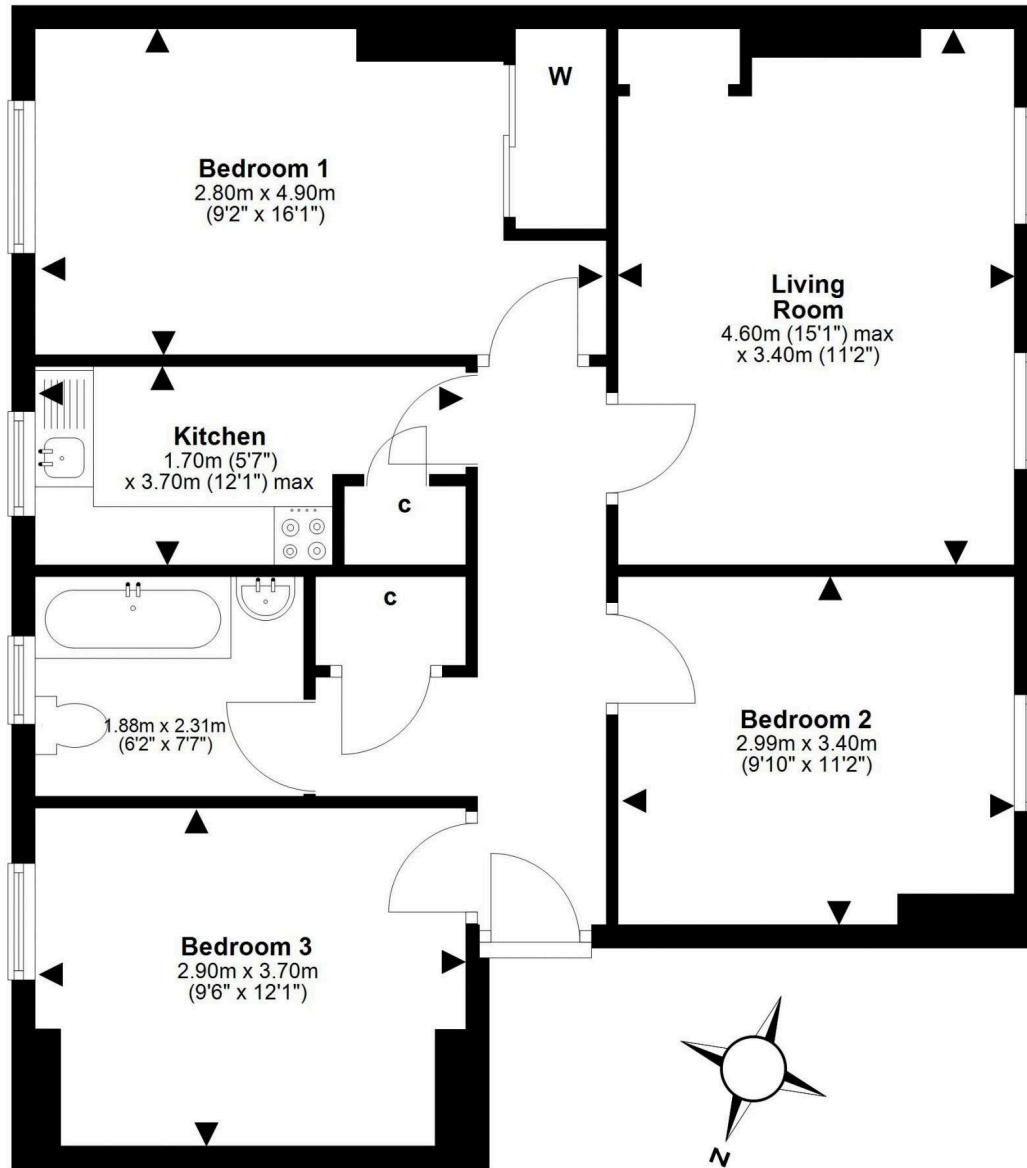
All contents can be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Crewe is an ever popular area located in north Edinburgh, close to the scenic shoreline of the Forth Estuary, where lovely walks can be taken at Granton Harbour or along Silverknowes Beach. Local shopping includes a Morrisons supermarket on Ferry Road, but for those larger shopping trips, regular bus services give access to a wider range of shops at Craigmile Retail Park, the trendy boutiques and eateries in Stockbridge or the City Centre shops and attractions. Schooling is available at primary and secondary levels and there are recreational facilities within easy reach including Ainslie Park, which has sports facilities and a swimming pool, Inverleith Park and the Botanic Gardens. The Airport, City Bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.