



235 Ferry Road
TRINITY | EDINBURGH | EH5 3AB


warners
solicitors & estate agents



235 Ferry Road

TRINITY | EDINBURGH | EH5 3AB

Warners are pleased to present this attractive end-terraced villa, set within the highly desirable and established Trinity district, approximately two miles from Edinburgh's city centre. Occupying a generous corner position with a low-maintenance front garden and residents' parking to the side, the property offers well-proportioned accommodation over two levels and represents an excellent opportunity for buyers seeking a home with scope to modernise and add value.

The ground floor features a particularly spacious living room, offering ample room for both relaxing and entertaining, a feature fireplace provides a central focal point. To the rear, a dining area provides an ideal setting for family meals with glazed doors that lead to small patio garden. The dining room flows conveniently into the adjoining kitchen, which offers good storage and workspace with potential for upgrading to suit individual taste. Useful storage is also incorporated at ground floor level.

Upstairs, there are two generous double bedrooms, both with built-in storage, with the principal bedroom further benefiting from an en-suite shower room. A family bathroom and additional cupboard space complete the upper accommodation.

Externally, the property enjoys an easy-care front garden and access to a residents' parking area. With excellent proportions and a prime location in one of Edinburgh's most sought-after residential areas, this home offers fantastic potential for a range of buyers.

- Main Accommodation
- Entrance hallway with storage
- Spacious front-facing living room open plan to the
- Dining room with French doors leading to small patio garden
- Kitchen

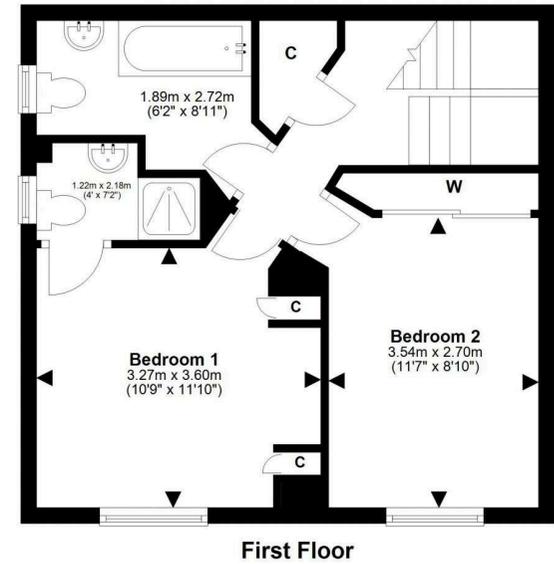
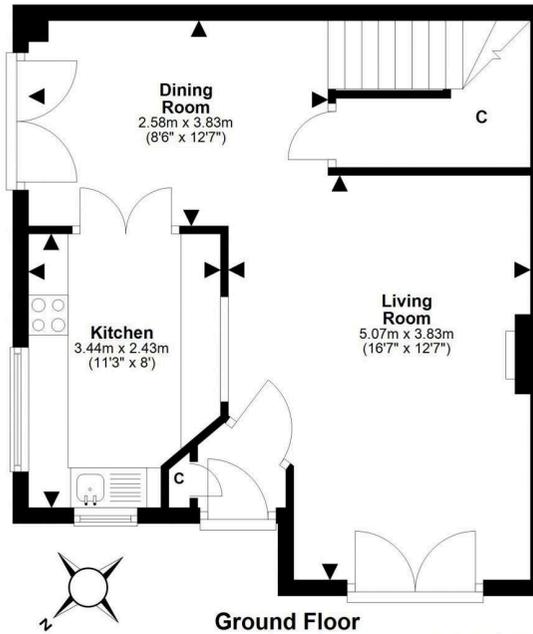
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Property sold as seen. Energy: CT:

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.





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.