



35 (3F5) Ferry Road  
LEITH | EDINBURGH | EH6 4AD

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## 35 (3F5) Ferry Road

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Set in the heart of Leith, moments from some of the city's finest amenities, quick transport links and vast open green spaces is this immaculately presented third floor apartment.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with generous dining space and a contemporary kitchen off, a large double bedroom, a stylish shower room and the flat is completed by a useful W/C compartment. Further benefits include double glazing, efficient electric heating and a well-kept courtyard garden.

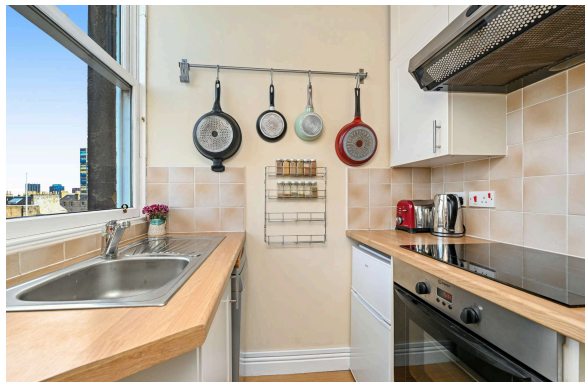
- Traditional tenement third floor apartment
- Heart of Leith location
- Moments from Water of Leith cycle path
- Welcoming hallway with storage
- Bright lounge with dining recess
- Contemporary kitchen with attractive units
- Large double bedroom
- Stylish shower room
- Separate W/C compartment
- Double glazing
- Electric heating
- Permit parking

Energy Rating D, Council Tax A

All fixtures, fittings, blinds, white goods such as the dishwasher, fridge and washing machine are included in the sale.

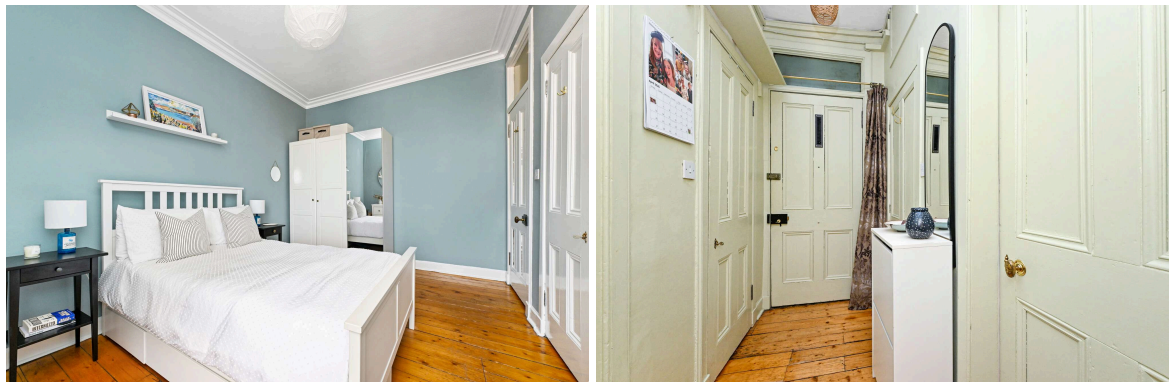
Other furniture may be available through separate negotiation.

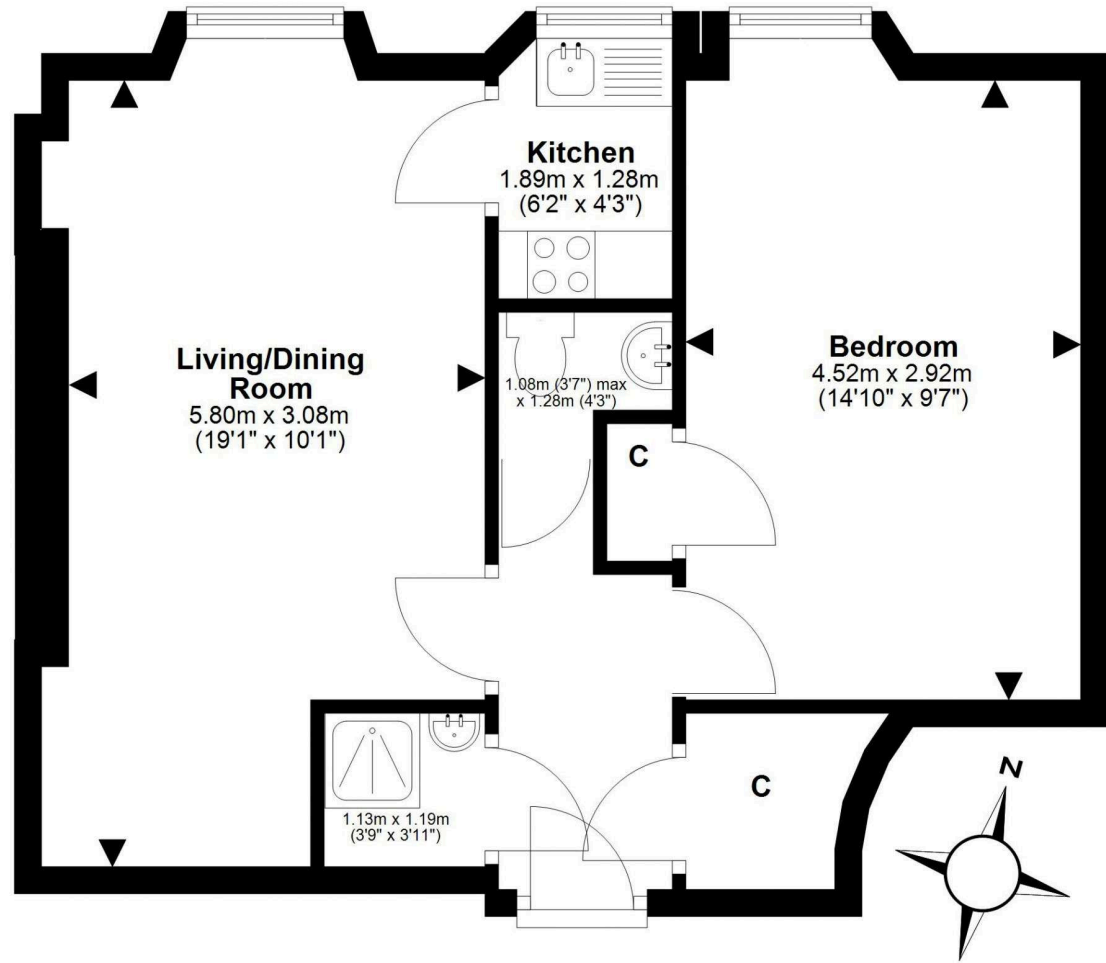
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and Leith Theatre. The area offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets available at the nearby St James Quarter. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith 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.