



159/4 Ferry Road
TRINITY | EDINBURGH | EH6 4NJ


warners
solicitors & estate agents



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Beautifully presented, spacious two-bedroom apartment situated in the much sought-after Trinity district of Edinburgh, north east of the city centre.

This stunning property has been tastefully decorated to a high standard throughout and is presented to the market in true move-in condition. The spacious living room forms the main public space in the property, and this leads naturally through to the stylish modern kitchen which benefits from ample cupboard storage. Both bedrooms are well-sized doubles, with either room having the potential to be employed as a home office, study or gym, giving the property a good degree of flexibility. A family bathroom completes the internal accommodation.

The property is located within walking distance of a range of stylish bars, cafes and restaurants and Edinburgh's Shore, and is well situated to offer easy access to excellent public transport links.

Offering immense appeal to a wide range of buyers including first-time buyers, couples, and young families, in addition to holding significant investment potential, early viewing is essential.

- Spacious two bedroom apartment
- Sought-after location
- Excellent nearby amenities
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Utility room
- Entrance hallway
- Communal garden

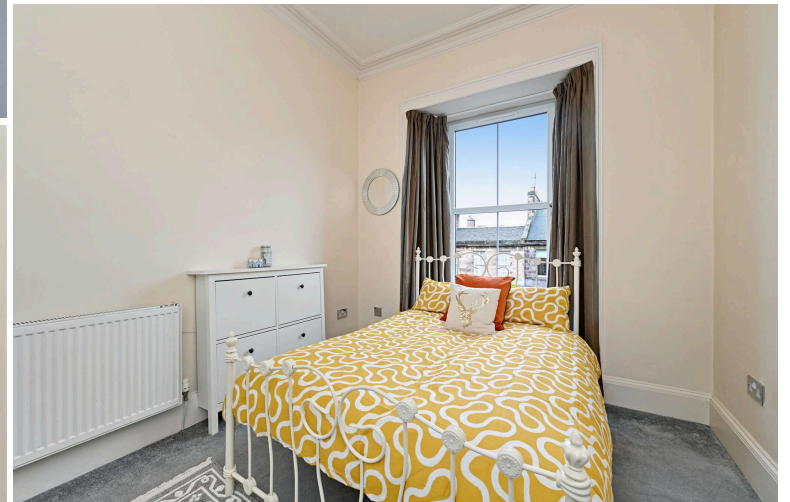
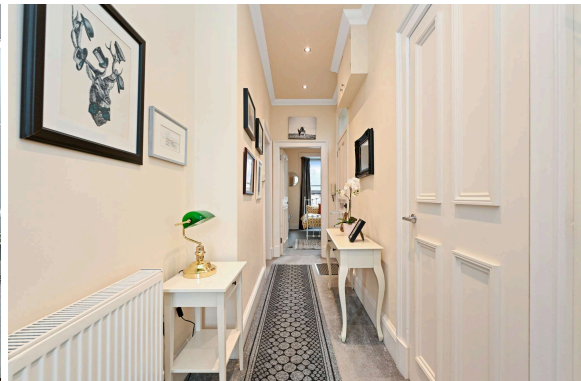
Energy Rating C, Council Tax C

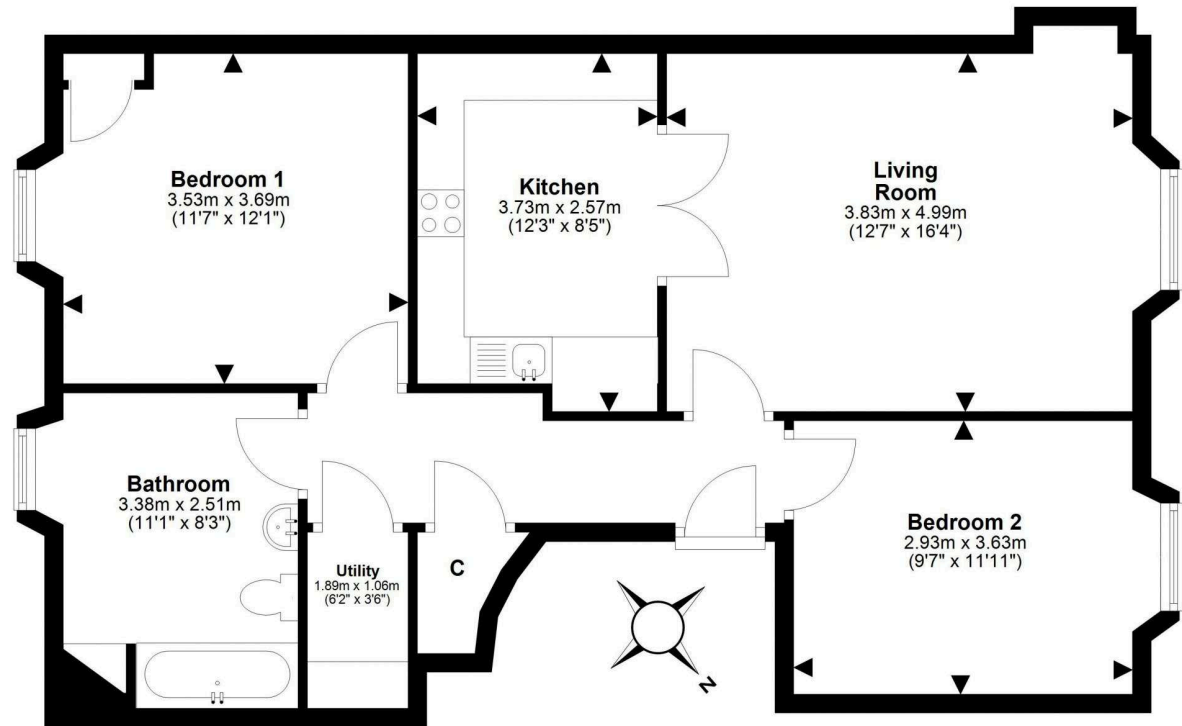
All fixtures, fittings, integrated appliances, curtains, wardrobe and the washing machine in the utility room are included in the sale.

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



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.