



Leith

51/2 Ferry Road
EH6 4AF



1



2



EPC Rating

First Floor Flat - Buzzer 2

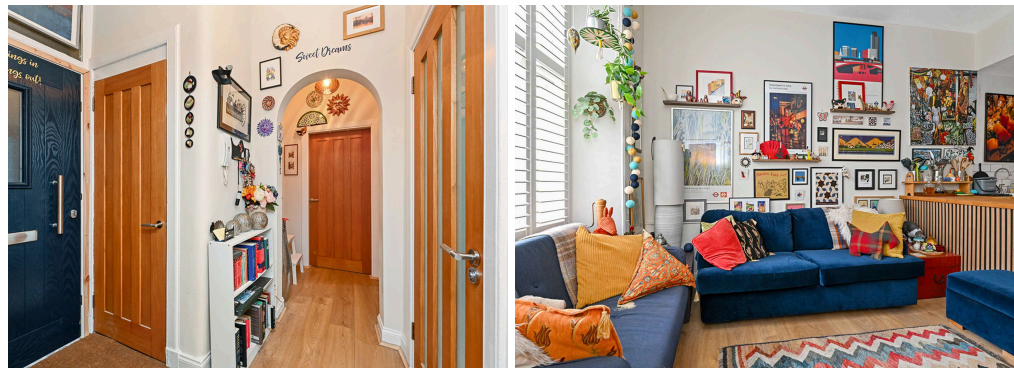
OFFERS OVER £190,000

- L-shaped hall with built in storage
- Open plan living room/kitchen
- 2 bedrooms
- Stylish shower room

- Gas central heating
- Stylish décor
- Good storage
- On street parking in surrounding area
- Excellent transport links
- Upgraded by current owner



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this chic 2 bedroomed flat located in the popular area of Leith and able to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area of Leith offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

Accessed via a shared stair, the flat is entered through a security grade front door into an L-shaped hallway with 2 handy built in storage cupboards, an entry phone handset and the rest of the accommodation off. The stylish open plan living room/kitchen is front facing and the living area has a built-in cupboard offering further storage and twin windows with modern shutters. The kitchen area has a colourfully tiled floor, base and wall units, breakfast bar, integrated oven with induction hob, as well as a freestanding fridge freezer, washing machine and dishwasher. The flat benefits from 2 front facing bedrooms, both with new carpets and one of which with a built-in cupboard. Completing the accommodation is a new ultra-modern shower room which is fully tiled, with a walk-in mains powered shower, WC with concealed cistern, wash hand basin within vanity unit, heated towel rail and a smart LED lit mirror.

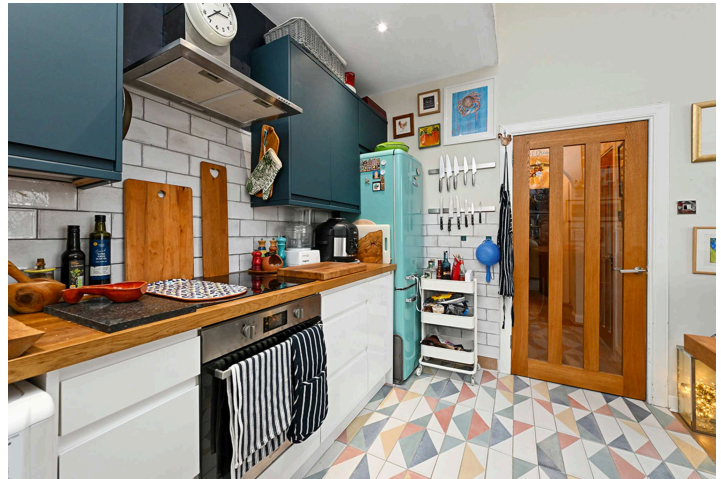
Additional benefits include gas central heating, on street parking within the surrounding area and good transport links throughout the city. The existing owner has made several upgrades including new window shutters, internal doors, decoration, and a new bathroom.

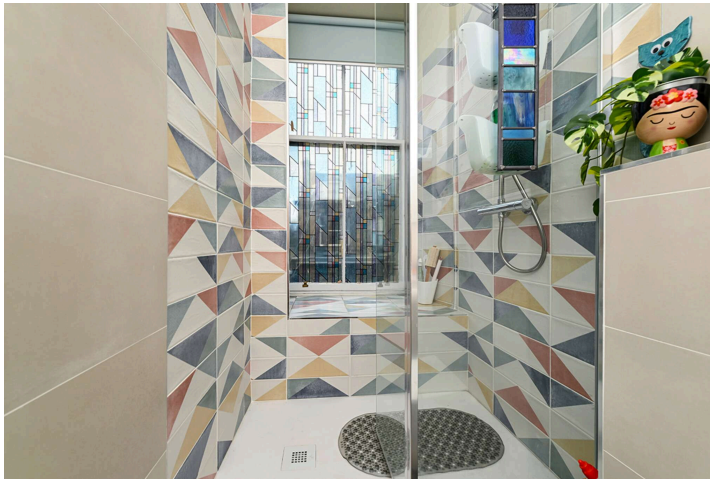
EXTRAS

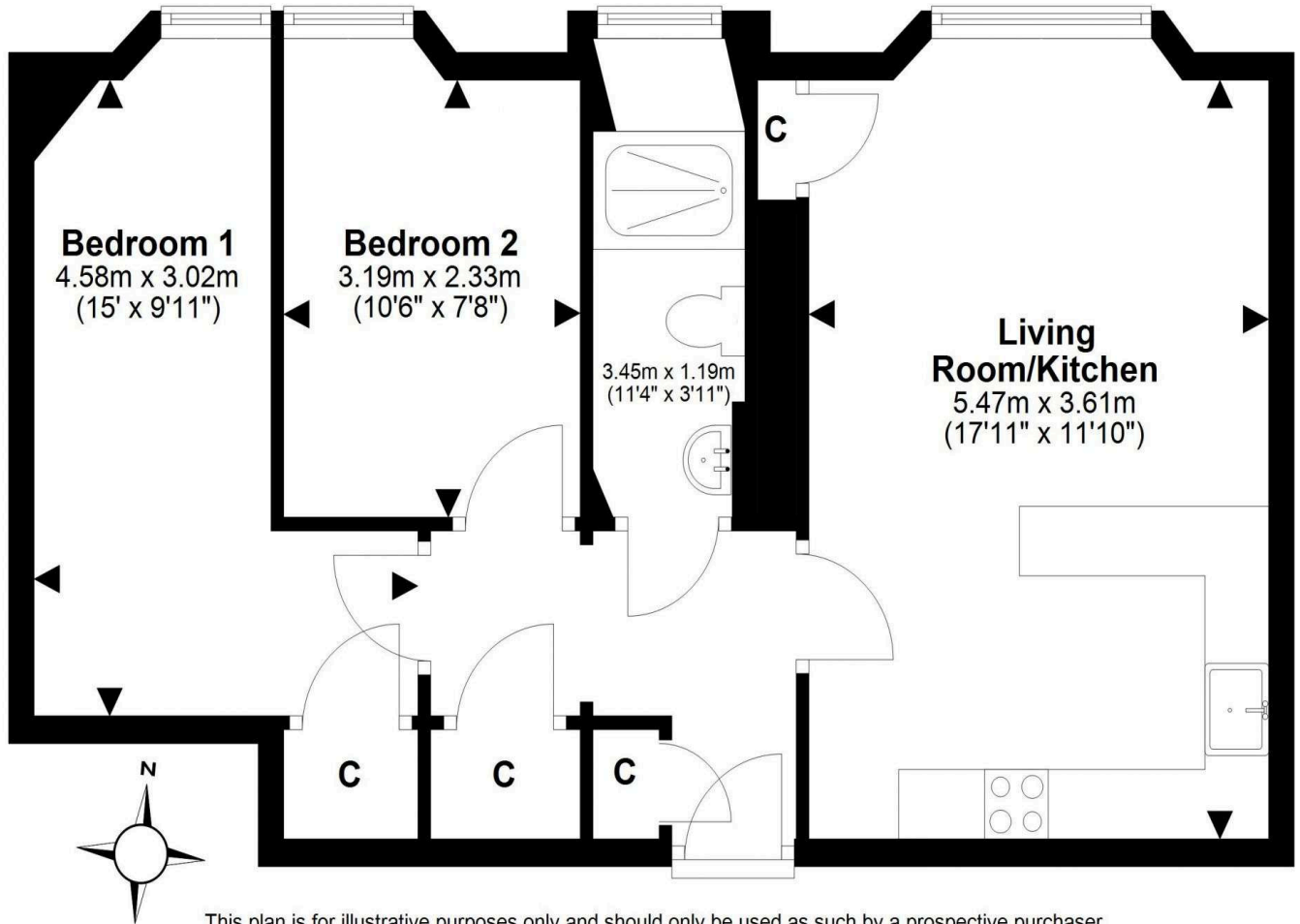
To include all aforementioned white goods, carpets, light fittings, and window shutters.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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