



11/9 Ferry Road
Leith, EH6 4AD

deans 
Solicitors & Estate Agents LLP



TOP FLOOR FLAT

- Living Room/ Bedroom 2
- Kitchen/ Dining Room
- Study
- Double Bedroom
- Shower Room
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



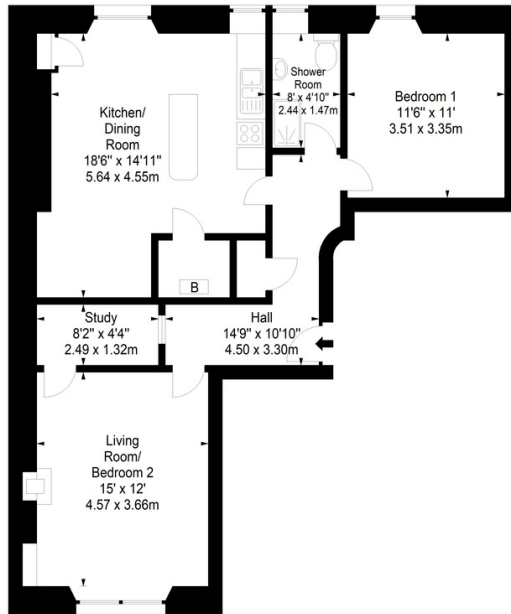
This attractive top-floor flat is situated in the highly desirable Leith district, just to the northeast of Edinburgh city centre. The property enjoys a wealth of local amenities and is conveniently located close to the vibrant Shore area, celebrated for its excellent selection of cafés, pubs, and restaurants, many offering picturesque waterfront views. From the flat's windows, there are impressive views towards Arthur's Seat, Calton Hill, and Edinburgh Castle, adding to the property's appeal. Excellent public transport connections, including regular bus and tram services, provide easy access to the city centre and surrounding areas. The accommodation comprises; a welcoming entrance hallway, bright living room with featured fireplace with wood burner, separate spacious kitchen, study, one good-sized double bedroom and a shower room. Externally, there is a communal garden to the rear and free on street parking is available. The property features a double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, washing machine, fridge-freezer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



Ferry Road,
Edinburgh,
Midlothian, EH6 4AD



Approx. Gross Internal Area
818 Sq Ft - 75.99 Sq M
For identification only. Not to scale.
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Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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