



Deans Properties

Deans Solicitors and Estate Agents LLP



**100/1 Ferry Road
TRINITY, EH6 4PG**



FIRST FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Walk in Pantry
- Two Double Bedrooms
- Dressing Room/Study
- Bathroom
- Original Features
- Gas Central Heating
- On Street Permit Parking
- EPC Rating - D



Viewing is recommended to appreciate this bright and spacious historic stone built first floor flat located in the sought-after residential district of Trinity, in the East of Edinburgh. The property is within easy reach of local shops and amenities. For outdoor space, The Royal Botanic Gardens, Victoria Park, Leith waterfront and picturesque Newhaven harbour are a short distance away. There are regular bus routes to and from the City Centre. There are many features on offer including, original sash & case windows, wooden floors, light funnel in bathroom, Edinburgh presses, high ceilings, original cornice and ceiling rose retained in the living room and principal bedroom. In move-in condition, the deceptively spacious accommodation comprises; entrance hall with storage cupboard; bright and spacious living room, modern kitchen/dining room with large storage cupboard and walk in pantry, two spacious double bedrooms both have feature fireplaces and bedroom two gives access to the dressing room, which would also make an ideal home office/study. There is also a contemporary family bathroom. Further features include on street permit parking, gas central heating and electric log burner style heating. Included in the sale are floor coverings, oven, hob, washing machine and light shades. The appliances included are sold as seen with no warranty provided.

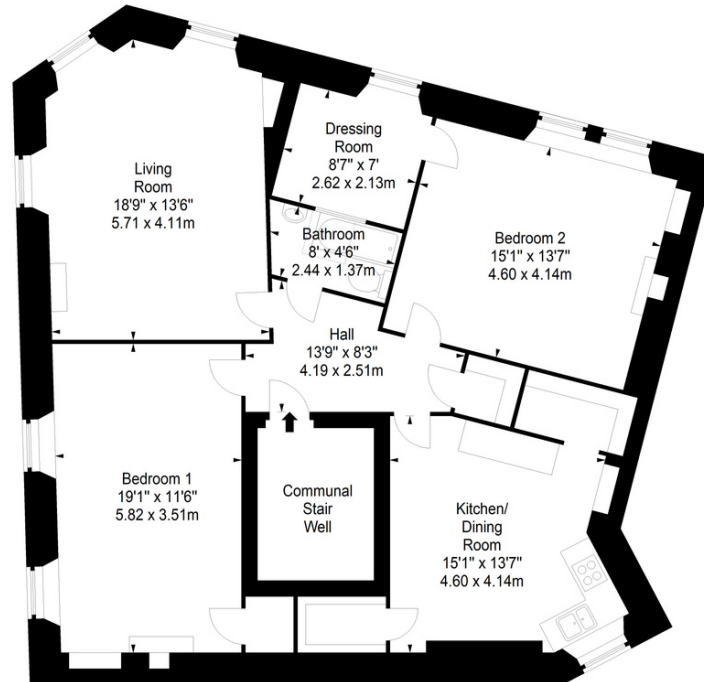




Ferry Road,
Edinburgh, EH6 4PG



Approx. Gross Internal Area
1159 Sq Ft - 107.67 Sq M
For identification only. Not to scale.
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First 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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0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk