



Leith

177/2 Ferry Road
EH6 4NJ



1



3



EPC Rating

First Floor Flat - Buzzer no. 2

OFFERS OVER £245,000

- Hall
- Spacious living room
- Galley kitchen
- 3 bedrooms
- Bathroom
- Communal rear garden
- Gas central heating
- Unrestricted parking
- Traditional features
- Modernisation required

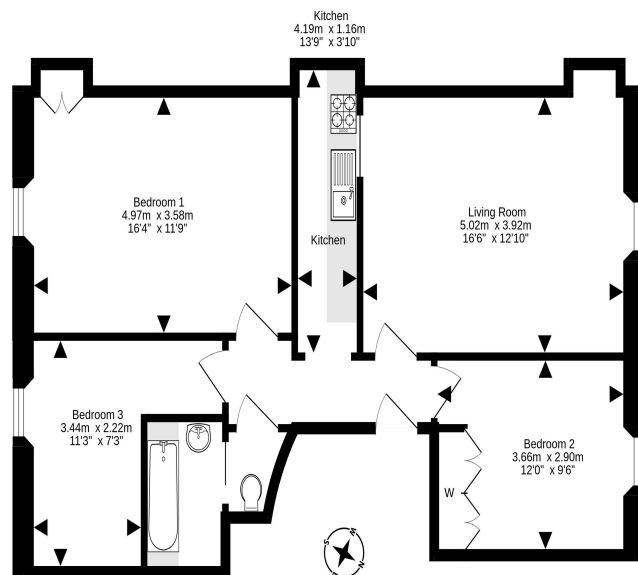
Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





This first floor flat situated in a popular residential area North of the City Centre and has a range of local amenities nearby including a Morrisons Supermarket. The Ocean Terminal is within easy reach and offers a multi-screen cinema, 24-hour gym, shops and restaurants. The Shore are of Leith offers a further choice of bars, restaurants and bistros. Nearby the Royal Botanic Gardens, North Edinburgh Cycle route and Inverleith Park offer beautiful scenery, walking and cycling routes. Ferry Road itself is one of the main roads throughout the City and offers quick and easy access to the City Centre and further afield.

The property requires modernisation and opens to a hallway which has an entry phone system, plain cornice overhead and houses the gas and electric meters. From the hallway is the front facing living room with several traditional features including ornate cornice, centre rose, fireplace within a surround and an Edinburgh press. The kitchen has base and wall units, integrated oven and hob, a washing machine, fridge, and a freezer. The flat benefits from three good sized bedrooms. The front bedroom has ornate cornice and benefits from large built-in wardrobes. The two further bedrooms are to the rear of the property overlooking the communal gardens. Completing the accommodation is the partially tiled family bathroom which includes a bath, WC, and a wash hand basin. The property benefits from a well maintained communal rear garden, unrestricted on street parking in the surrounding area, and gas central heating.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metrepress 10/20/21

EXTRAS

To be sold as seen including all white goods, carpets, curtains, blinds, and light fittings. No warranties to be given.

OFFERS

Offers Over £245,000 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.

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.



espc