

# 270 Ferry Road

EDINBURGH, EH5 3AN



## THREE BEDROOM TERRACED BUNGALOW



0131 524 9797



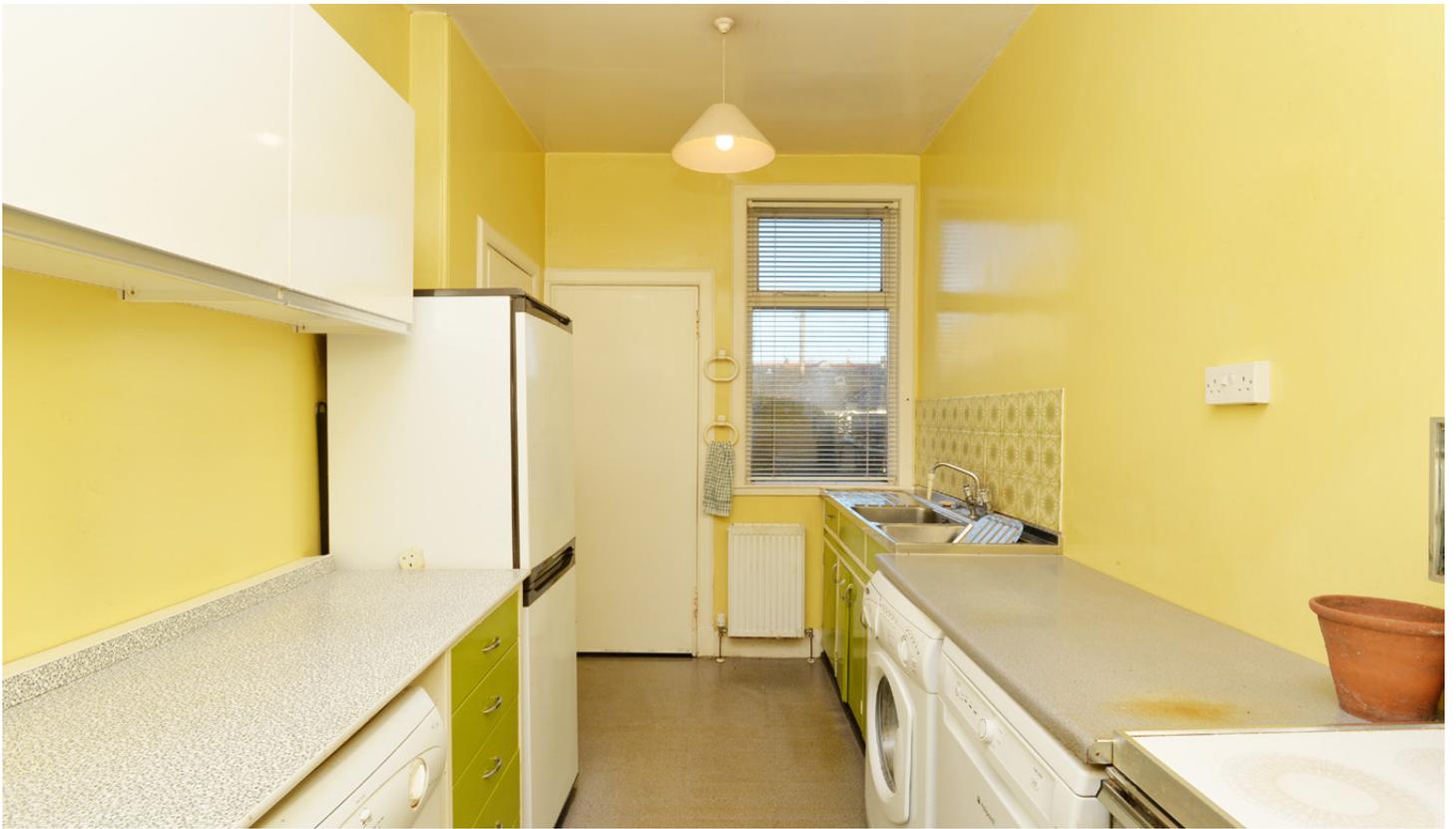
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McEwan Fraser Legal are delighted to present this most attractive, well proportioned, bright and spacious terraced bungalow. Interesting period features include original panelled doors, bay windows and high ceilings. The property further benefits from a large shed, summer house and a double garage. The property commands fabulous open views to the front over the city of Edinburgh, including Edinburgh Castle, Arthur's Seat and the Pentland Hills. The property but does require some modernisation and redecoration to realise its potential as a fantastic family home. Viewing is highly recommended.







**Bedroom 1**





**Bedroom 2**

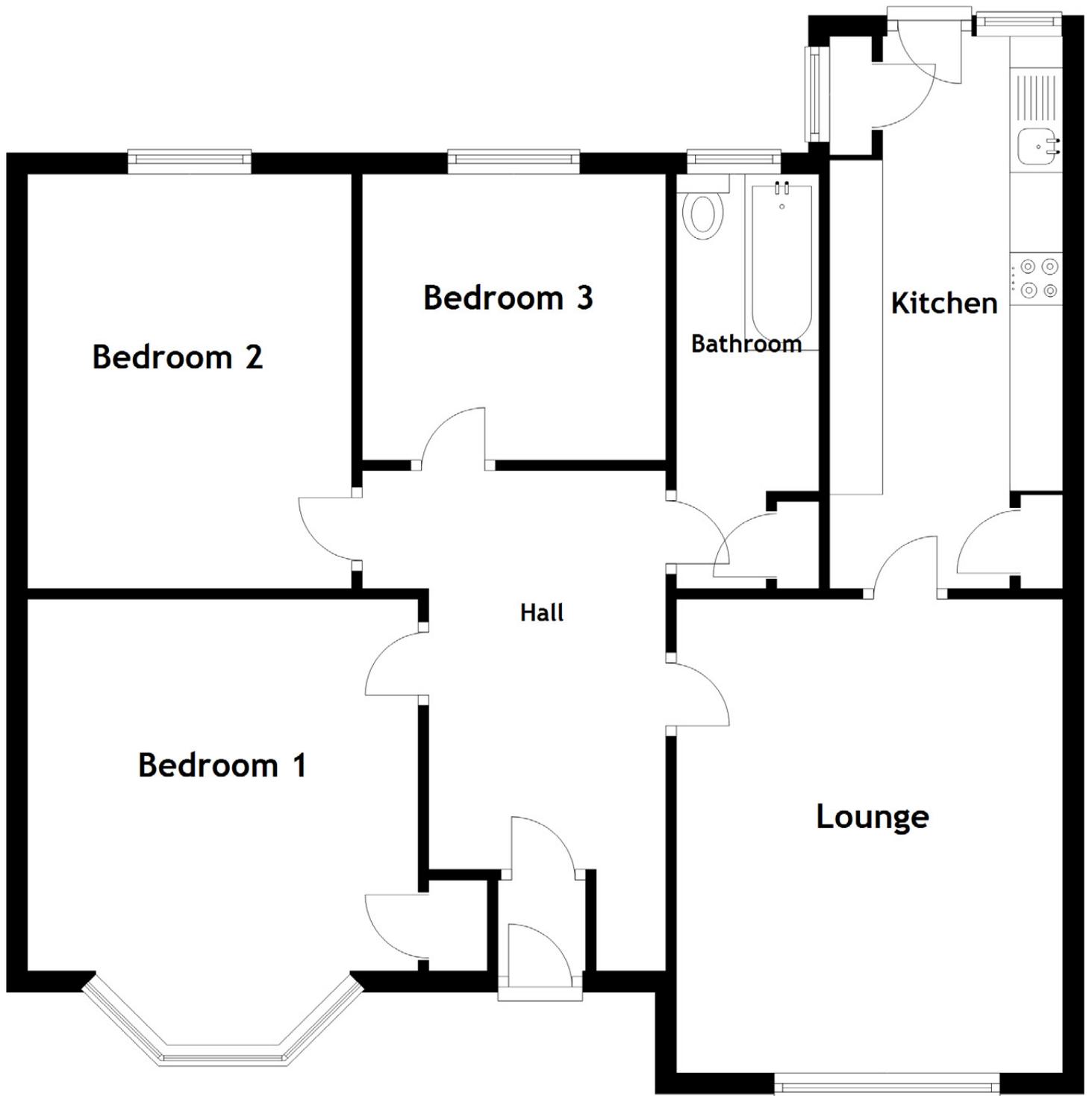




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.52m (14'10") x 3.65m (12')	Bathroom	3.95m (13') x 1.35m (4'5")
Kitchen	5.26m (17'3") x 2.20m (7'3")		
Bedroom 1	3.69m (12'1") x 3.55m (11'8")	Gross internal floor area (m <sup>2</sup> ): 84m <sup>2</sup>	
Bedroom 2	3.95m (13') x 3.06m (10'1")	EPC Rating: E	
Bedroom 3	2.87m (9'5") x 2.73m (8'11")		







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The district is purely residential in nature and is situated just north of the New Town connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone built villas to spacious flatted properties, all completed before the turn of the century.

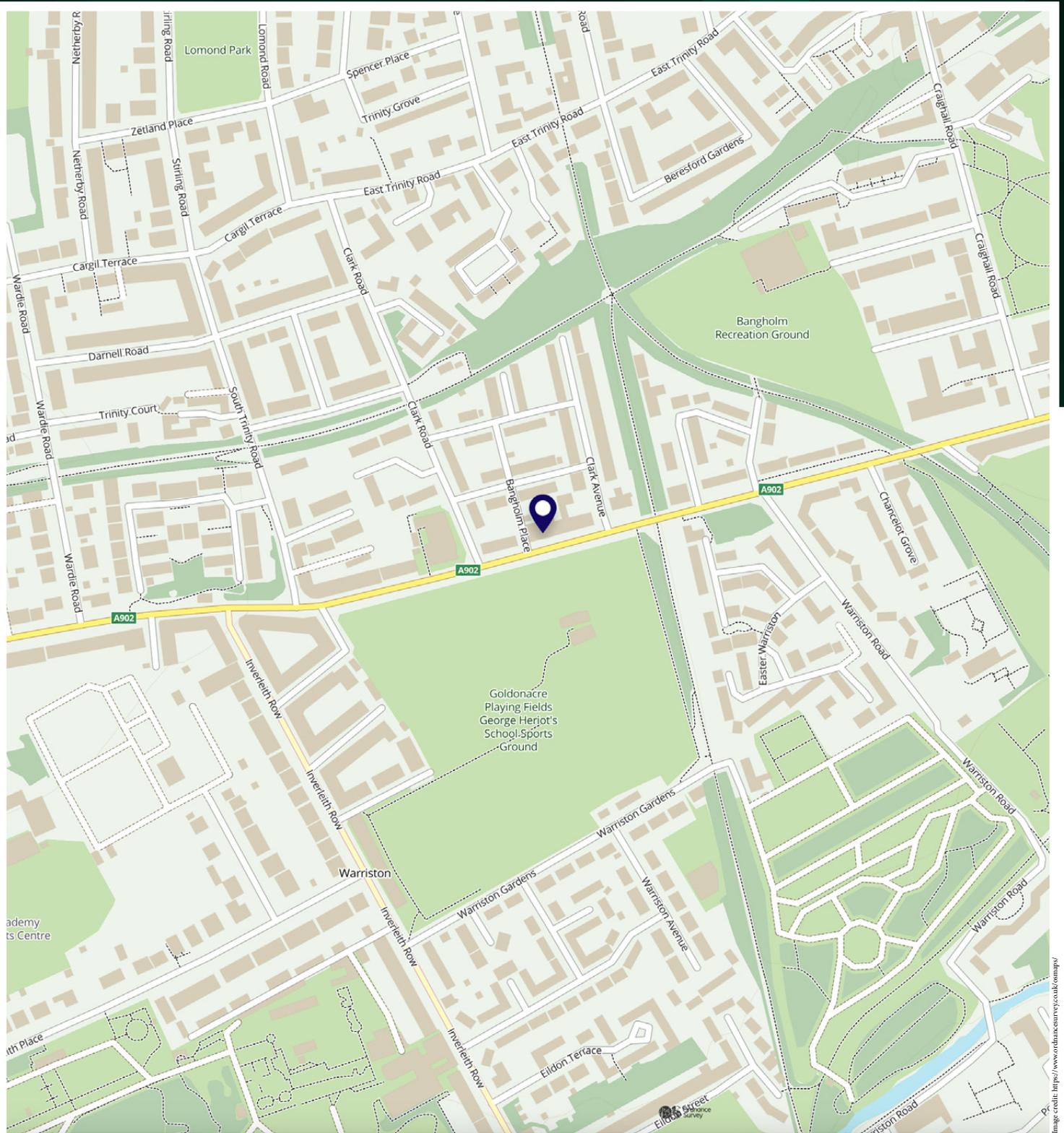
From here, along Inverleith Row, the trip into the City Centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west side of the City cannot be simpler or more convenient. Nearby is an excellent local shopping centre at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities as well as post office and banking services.

For those who enjoy open air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walk-ways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country like walks yet within the very heart of the City.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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THE SUNDAY TIMES  
THE TIMES



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