



95

95/1 Ferry Road  
LEITH | EDINBURGH | EH6 4AQ

  
**warners**  
solicitors & estate agents



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Set on the first floor of an impressive stone-built Georgian tenement, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented southwesterly-facing corner aspect apartment. Boasting panoramic views of Edinburgh Castle and opulent period features this flat was a regional finalist for Scotland's Home of the Year in 2021. The accommodation comprises a welcoming entrance hallway, bright lounge with two large windows, detailed cornicing and feature fireplace, a contemporary dining kitchen with stunning exposed stone wall and generous dining space, three well-proportioned double bedrooms and the home is completed by a stylish bathroom with shower over bath. Externally there is an area of shared garden laid to lawn.

- Stunning Traditional tenement
- Ornate period features
- Castle views
- Welcoming hallway
- Bright lounge with detailed cornicing and feature fireplace
- Elegant dining kitchen with generous dining space
- Three double bedrooms
- Luxury bathroom with shower over bath
- Sash and case double glazing and gas central heating

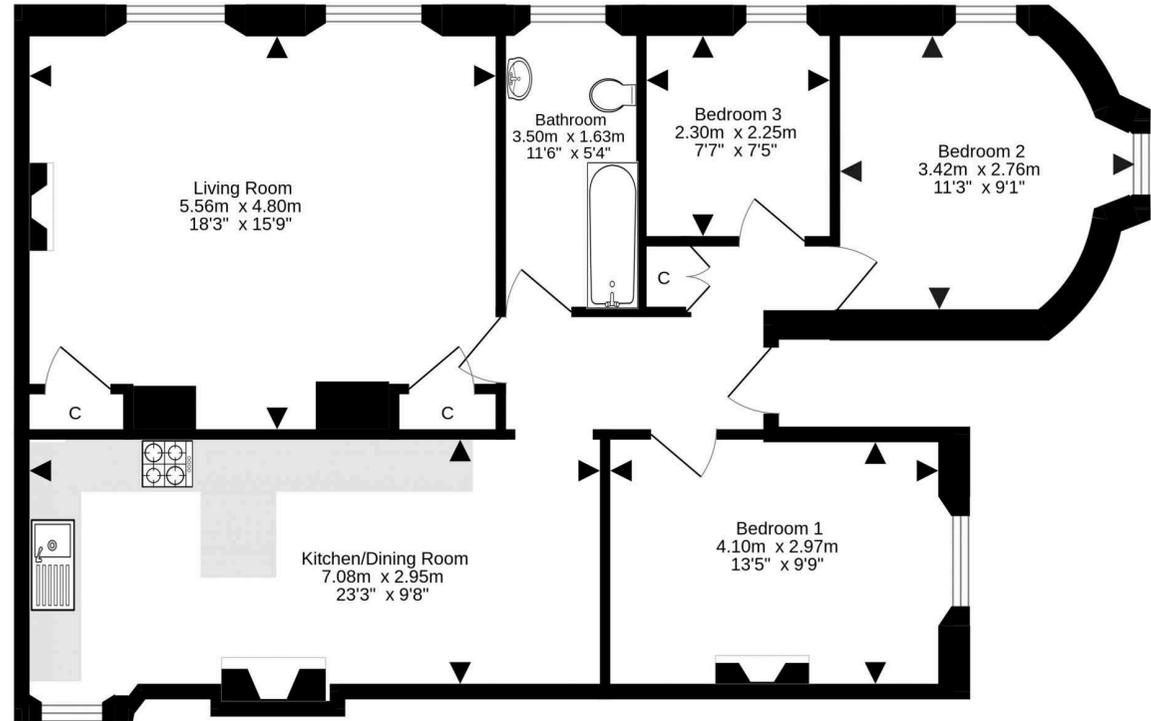
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Included in the sale will be all fitted blackout blinds, washing machine, dishwasher & fridge (which is built in). EPC band C

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019 is a hub for socializing. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





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 Metropix ©2024

