



11/1 Ferry Road Avenue  
CREWE | EDINBURGH | EH4 4BJ

  
**warners**  
solicitors & estate agents



## 11/1 Ferry Road Avenue

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Well presented ground floor flat set on a quiet street with private front and rear gardens, moments from quick transport links and excellent local amenities and schools. The property boasts 2 private parking spaces, free on street parking, double glazing and gas central heating and would make an ideal first time buy or buy to let investment. The accommodation comprises welcoming entrance hallway with storage, bright lounge with two large windows that flood the room with an abundance of natural light, and a feature living fire and surround, kitchen fitted with floor and wall units with space for appliances, three well-proportioned double bedrooms, and the flat is completed by a contemporary bathroom with electric shower over bath. Externally the private front and rear gardens are laid to lawn. Early viewing is essential to fully appreciate the generously proportioned rooms and quiet yet well-connected location.

- Ground floor flat
- Private front and rear garden
- Welcoming hallway with storage
- Bright lounge with living flame gas fire and surround
- Three generous double bedrooms
- Contemporary bathroom with electric shower over bath
- Gas central heating
- Double glazing
- 2 x private parking space
- Unrestricted on street parking
- EPC rating D
- Council Tax Band B

Factor - there is no Factor over the property.

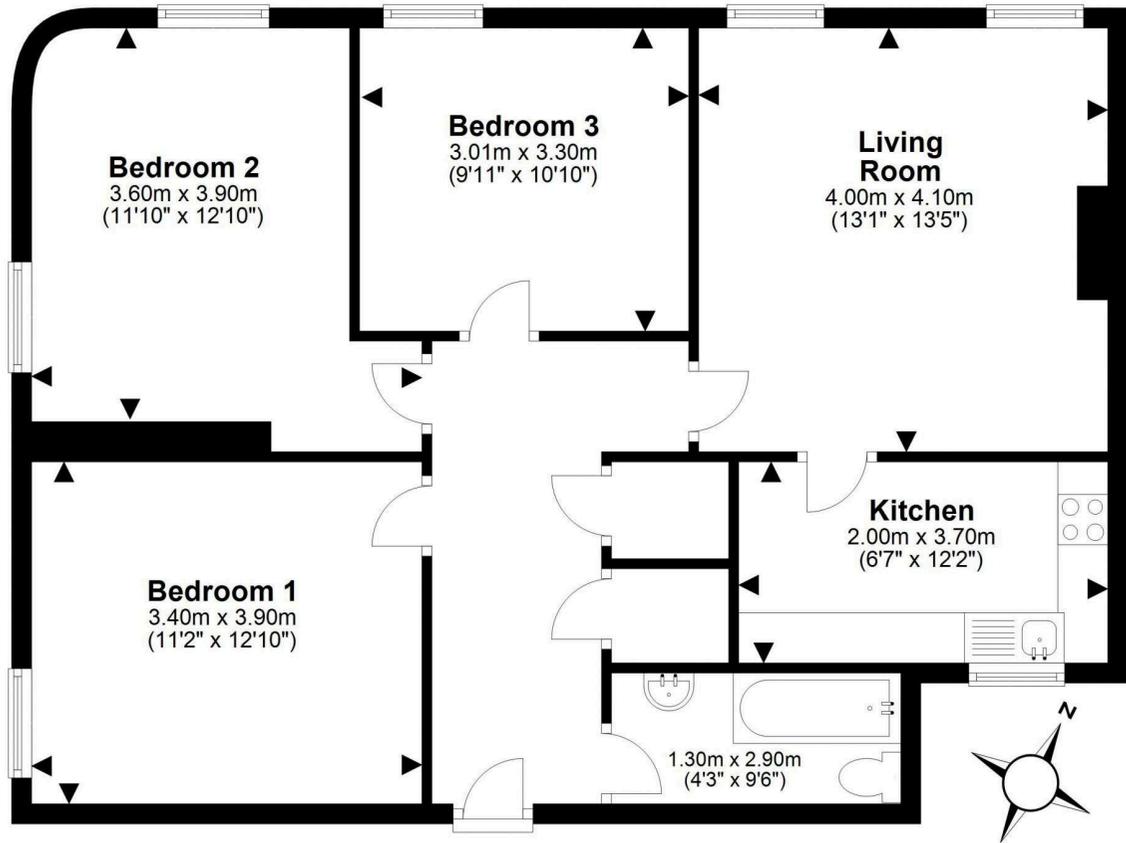
Extras: Double oven gas cooker, Zanussi washing machine and under counter fridge and freezer will be included.

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



Crewe is an ever popular area located in north Edinburgh, close to the scenic shoreline of the Forth Estuary, where lovely walks can be taken at Granton Harbour or along Silverknowes Beach. Local shopping includes a Morrisons supermarket on Ferry Road, but for those larger shopping trips, regular bus services give access to a wider range of shops at Craigleith Retail Park, the trendy boutiques and eateries in Stockbridge or the City Centre shops and attractions. Schooling is available at primary and secondary levels and there are recreational facilities within easy reach including Ainslie Park, which has sports facilities and a swimming pool, Inverleith Park and the Botanic Gardens. The Airport, City Bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.