



737/5 FERRY ROAD

Drylaw, Edinburgh, EH4 2UA



1

Public Room



2

Bedroom



1

Bathroom

737/5 FERRY ROAD

Occupying a convenient position on Ferry Road in Drylaw, this bright top-floor flat offers easy access to Edinburgh city centre, Stockbridge and Leith. Bus services along Ferry Road provide straightforward connections across the city, while nearby Craigmile Retail Park offers a wide range of shops, cafés, restaurants and amenities. Within a leafy development, the flat features a generous reception room, with access to a sunny dual-aspect sunroom/balcony, modern kitchen, two double bedrooms with built-in storage and contemporary bathroom. Practical additions include storage space located to the left of the flat door, plus a private lock-up for storage on the ground floor of the building. Communal gardens and unrestricted on-street parking complete the appeal. Extras: All fitted floor and window coverings, light fittings and integrated appliances, the fridge, plus certain items of furniture in the main bedroom and hallway are available for inclusion in the sale.

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HERE**

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TOUR OF THE
PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Top-floor flat in Drylaw
- Part of a leafy, modern development
- Secure phone entry and shared stairwell
- Welcoming entrance hallway
- Spacious living and dining room
- Sunny, dual-aspect sun room
- Well-appointed modern kitchen
- Two double bedrooms with built-in storage
- Modern bathroom with overhead shower
- Additional storage space located to the left of the flat door, plus a private lock-up for storage on the ground floor of the building.
- Well-kept communal garden
- Unrestricted on-street parking





THE BEDROOMS
& BATHROOMS



DRYLAW, EDINBURGH

The residential area of Drylaw lies less than 3 miles northwest of Edinburgh city centre and within easy reach of the capital's scenic coastline, airport, and major road links for travelling across Scotland. In addition to convenience stores, takeouts and a pub, the suburb benefits from more extensive local shopping at Craighleith Retail Park hosting a range of high-street retail outlets and a large supermarket.

Also found within the immediate surrounding area is a library, medical services including the Western General Hospital, and a public leisure complex boasting a swimming pool, a gym, a sports hall, and fitness classes. For outdoor recreation, Drylaw is well-placed for easy access to scenic walking paths, two nearby golf courses, the city's scenic coastline and extensive cycle network, and such green spaces as Corstorphine Hill with its spectacular city views.

Buses day and night link Drylaw to the city centre and its outstanding shopping, cultural and recreational amenities. Local schooling is provided at all levels, with a good range of prestigious independent schools and higher education options available close by and across the city.



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WITH GILSON GRAY ON 0131 516 5366

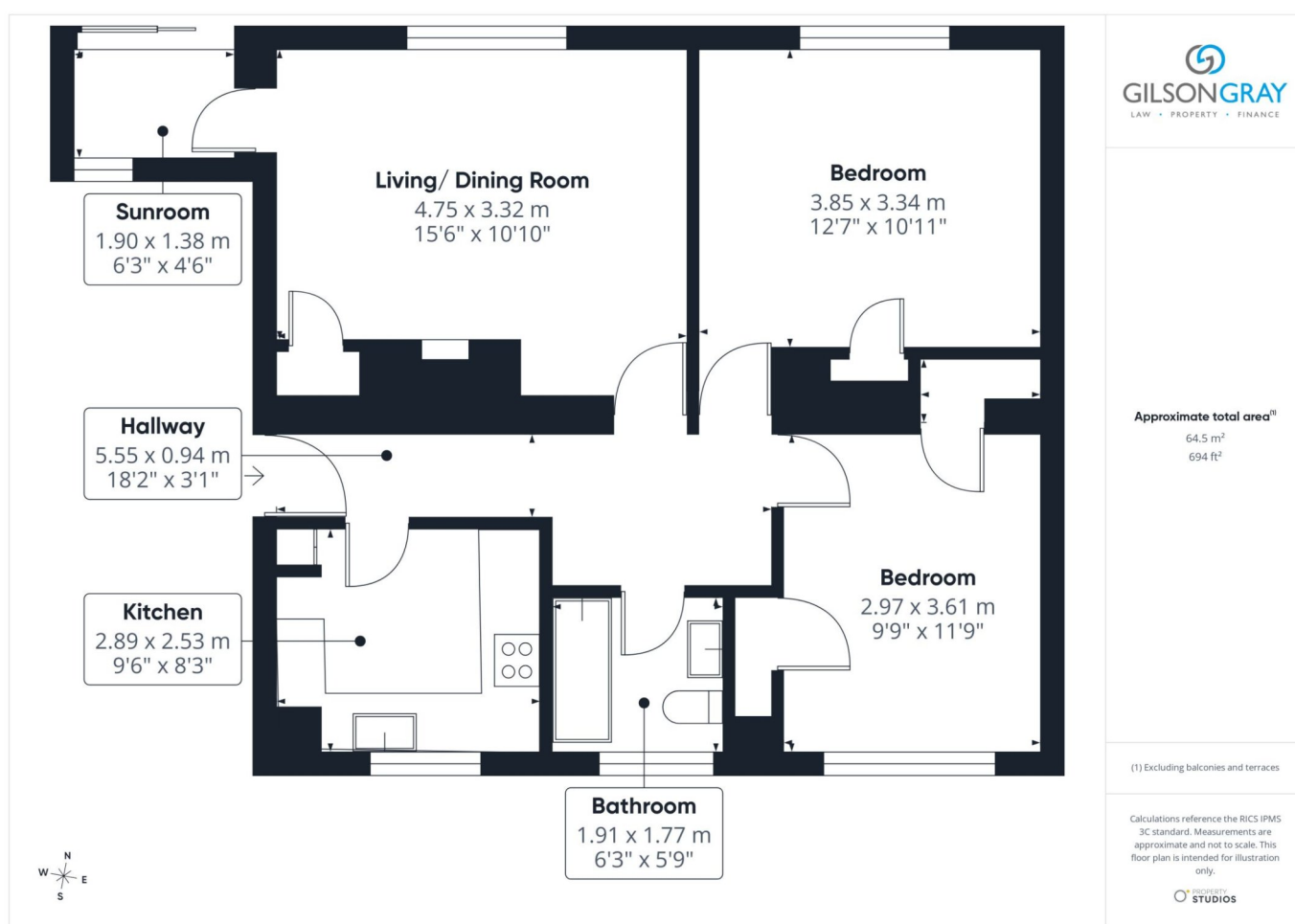
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