

SIMPSON
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703/1 Ferry Road, Drylaw, Edinburgh, EH4
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This ground floor flat in the heart of Drylaw offers a fantastic opportunity for buyers ready to modernise. With two bedrooms, a lounge, kitchen, bathroom, and hallway, this property provides a practical layout.

The lounge is spacious, offering a comfortable area for relaxation and entertainment. The kitchen, adjacent to the living area, provides a functional space suitable for meal preparation and storage.

Two bedrooms are situated on the ground floor, providing ample space for buyers to configure to their needs. The bathroom, conveniently located between the bedrooms, serves the property well.

The property benefits from double glazing and gas central heating, ensuring energy efficiency. Outside, there is private garden space for personal enjoyment. Parking is available on-street, adding to the property's convenience. However, please note that this flat is in terrible condition and requires significant modernisation to unlock its full potential.

This property is being sold as seen. No guarantee or warranty will be given to the purchaser regarding the existence or condition of any services or systems in or on the property. The purchaser will require to accept the position as it exists, as no testing of any services or systems shall be allowed. No specialist reports (including structural, roof or EWS1) will be provided for the property and no moveable items will be included in the sale.

Location

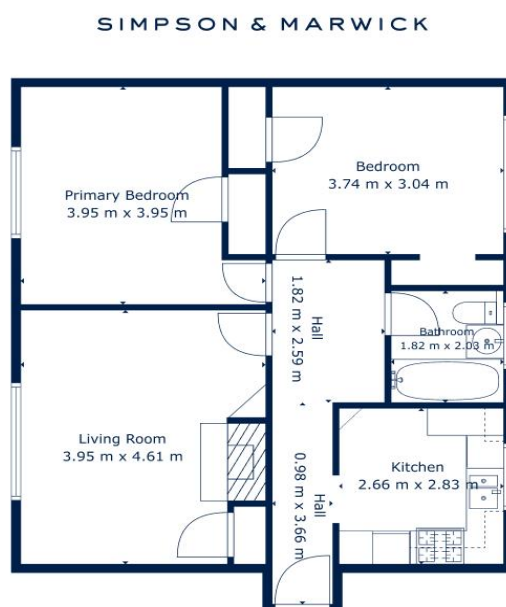
Drylaw is a delightful residential area offering a range of amenities and convenient access to Edinburgh's City Centre. Local shops, schools, and parks are easily accessible, making this a desirable location for families and professionals. Public transport links offer straightforward access to the surrounding areas and the city.

Fixtures and Fittings

Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



EPC: D (67)

Council Tax - B

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