



128/1 Ferry Road, EDINBURGH, EH6 4PG



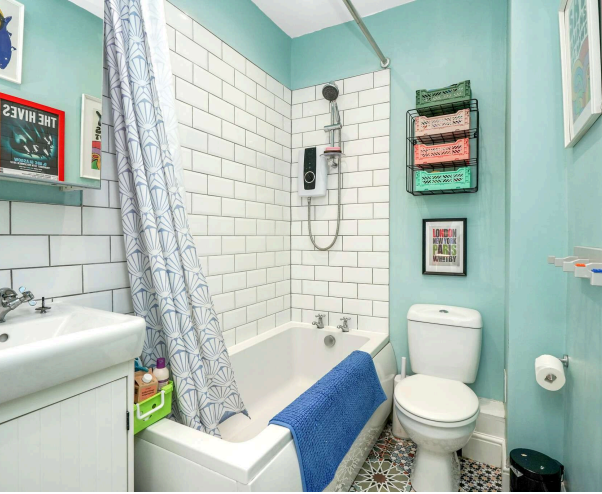
Welcome

Welcome to Ferry Road, offering a wonderful blend of traditional character and comfortable modern living, this appealing two-bedroom first floor flat forms part of a traditional tenement building in the highly regarded Trinity area of Edinburgh. The property retains many of the period features synonymous with Edinburgh's traditional tenements, including beautiful original window shutters, creating an attractive sense of character and charm throughout. The accommodation provides well-proportioned living space and would make an excellent home for a wide range of buyers. The first-floor position also offers the convenience of being easily accessible while retaining the appeal of a traditional tenement setting. Situated in the popular Trinity area, the property benefits from an established residential setting with excellent local amenities, green spaces and recreational opportunities close by. Trinity is also well placed for access to the city centre, Newhaven and the waterfront, making it an attractive choice for those seeking a quieter residential environment while remaining within easy reach of central Edinburgh.

Features

- Reception hallway with useful storage options
- Bright and spacious, front facing living room
- Dining kitchen fully fitted
- Two double bedrooms
- Bathroom with underfloor heating
- Gas central heating
- Double glazing
- Communal gardens
- Permit and on street parking available in nearby streets





Trinity

Trinity is a highly regarded residential area situated to the north of Edinburgh city centre, renowned for its attractive traditional architecture, leafy surroundings and relaxed village-style atmosphere. The area offers a superb range of local amenities, with independent shops, cafés, restaurants and everyday services available nearby, while the popular waterfront areas of Newhaven and Granton are also within easy reach. There are excellent opportunities for outdoor recreation, including Victoria Park, Inverleith Park and the picturesque Shore area, while excellent bus services provide convenient access to Edinburgh city centre and surrounding districts. The city centre itself is readily accessible, making Trinity particularly appealing to those seeking a peaceful and established neighbourhood without sacrificing convenience. With its appealing blend of period properties, green spaces, local amenities and excellent transport links, Trinity remains a popular choice for professionals, couples, families and those looking to enjoy a more tranquil side of Edinburgh.

Extras

All fitted floor coverings, light fittings, blinds and integrated kitchen appliances are included in the sale. Other items may be available by separate negotiation



Get in touch

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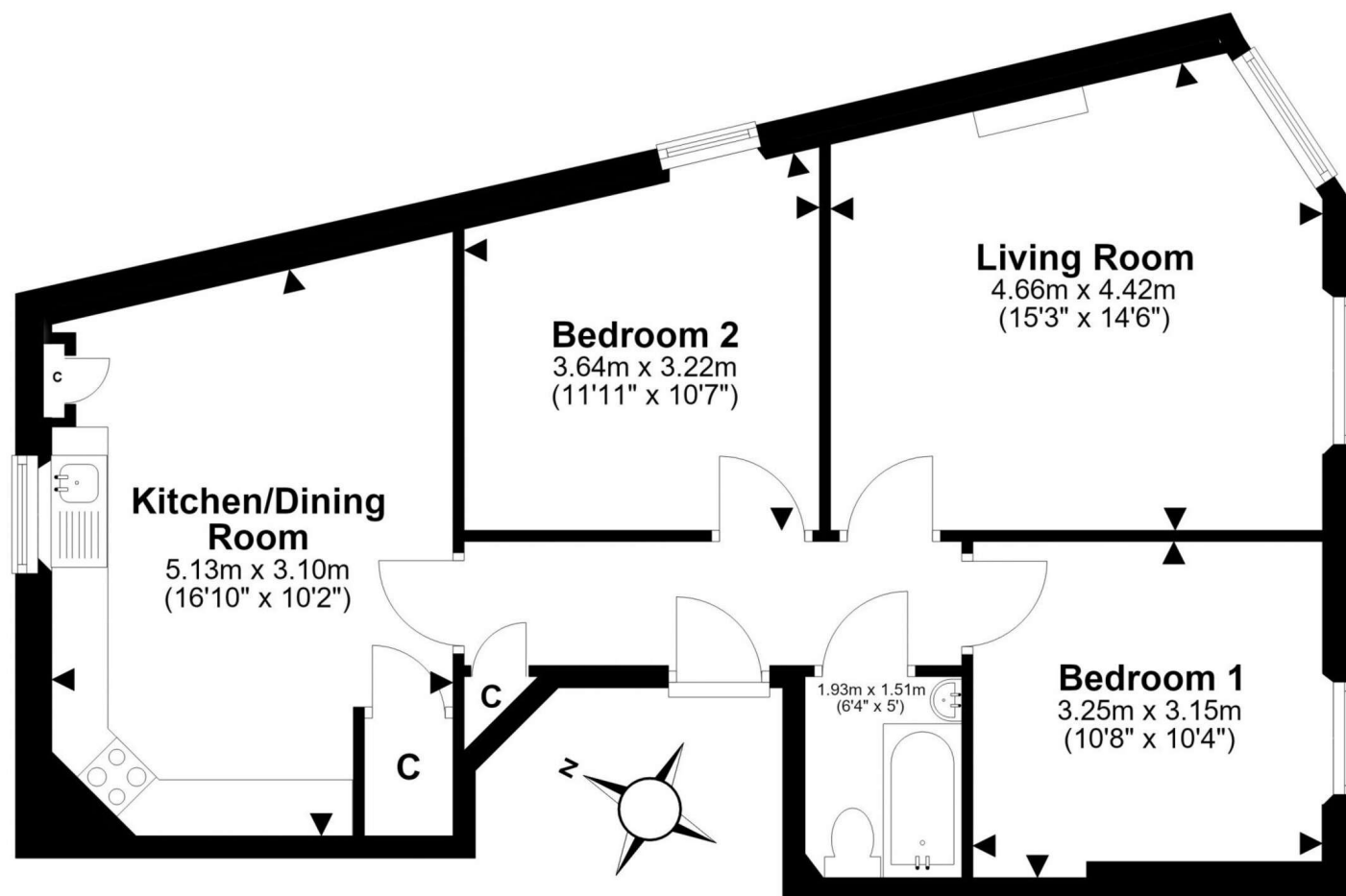
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.