OFFERS OVER £170,000

709/1 Ferry Road
Edinburgh, EH4 2TZ

drummondmiller
Solicitors & Estate Agents



- Spacious two-bedroom ground-floor flat with private front and rear gardens
- Fitted kitchen with French doors leading directly to the rear garden
- Private front and generous rear gardens, with garden shed
- Two lockable communal stairwell storage cupboards
- Access to a communal drying green
- Epc C

Description

Drummond Miller is delighted to present this well-proportioned two-bedroom ground-floor flat, offering comfortable accommodation and excellent private outdoor space.

The property is entered into a central hallway, which provides access to the principal rooms. To the front, the bright and spacious living room offers excellent room for both relaxing and dining.

There are two generously sized double bedrooms, each providing ample space for bedroom furniture. The shower room is fitted with a shower enclosure, wash-hand basin and WC.

To the rear, the kitchen offers a range of units and worktop space, with French doors opening directly onto the garden. The practical layout, generous room proportions and excellent garden space make this an appealing home for a range of buyers.













Central Heating and double glazing
There are double-glazed windows throughout and gas central heating.

Garden and parking
The property enjoys private gardens to both the front and rear, with the particularly generous rear garden providing an excellent outdoor space. The rear garden also benefits from a garden shed and direct access from the kitchen via French doors. There is also access to a communal drying green and 2 lockable communal stairwell storage cupboards.

Unallocated on-street parking is available within the surrounding area.

Location
Situated in the popular residential area of Drylaw, to the north-west of Edinburgh city centre, Ferry Road offers a convenient setting with a good range of local amenities and transport connections.

Nearby Drylaw Shopping Centre provides everyday shopping facilities, including a Morrisons Daily, Farmfoods and a selection of independent shops and takeaway options. Further supermarkets and retail facilities can be found at Craigleith Retail Park and in the surrounding areas. The property is well positioned for access to Edinburgh city centre and the wider road network, with regular bus services operating nearby along Ferry Road.

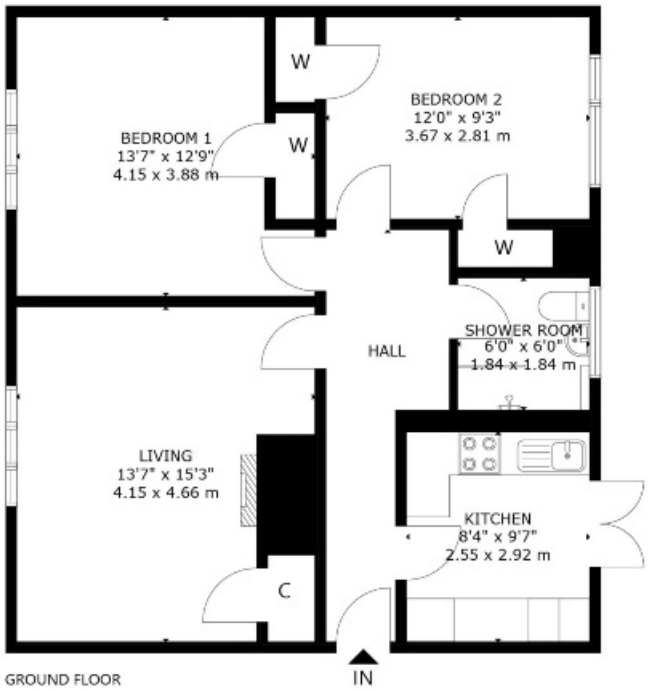
The area also offers access to a variety of local schools and recreational facilities, while the Water of Leith walkway, Royal Botanic Garden and Inverleith Park provide opportunities for outdoor pursuits. Overall, this is a convenient residential location with a good balance of local amenities and access to the city.

Council Tax and EPC
Council Tax band A and has a C-rated Energy Performance Certificate.

Home Report
The property has been valued at £165,000 and a link to the Home Report is available from the ESPC website.

Viewing
By appointment only, telephone 0131 229 3399.

Extras
All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.



709/1 FERRY ROAD EH4 2TZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 721 SQ FT / 67 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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