

302 Ferry Road

TRINITY | EDINBURGH | EH5 3NP

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Situated on the ever-popular Ferry Road, this impressive property offers generously proportioned and flexible accommodation, perfectly suited to family living. Boasting an abundance of character, a stunning feature fireplace and breathtaking views towards Calton Hill, Arthur's Seat and many of Edinburgh's most recognisable landmarks, the property presents a rare opportunity to acquire a substantial home with considerable potential.

The accommodation is accessed via a ground floor entrance, with a staircase leading to the first floor. A welcoming central hallway provides access to the principal apartments, including an exceptionally spacious living room, which forms a wonderful focal point of the home. This elegant room boasts a stunning feature fireplace, generous proportions and a delightful bay window framing spectacular views across the Edinburgh skyline. With ample space for a variety of furniture arrangements, it provides an ideal setting for both relaxing and entertaining.

The kitchen/dining room offers a practical and sociable space for everyday family life, with an adjoining utility room providing additional convenience.

There are four well-proportioned bedrooms, offering excellent flexibility for growing families, guests or those working from home. The principal bedroom and bedroom four enjoy the same outstanding cityscape views as the living room, taking in Calton Hill, Arthur's Seat and a host of other Edinburgh landmarks. The remaining bedrooms are also generously sized and could be adapted to suit individual requirements.

A family bathroom completes the main accommodation, while several useful storage cupboards are positioned throughout the property.

A particular highlight is the substantial attic space, which offers exciting scope for conversion into additional living accommodation, subject to obtaining the necessary planning permissions, building warrants and other consents. This presents an excellent opportunity for purchasers wishing to create a home tailored to their own needs.

Externally, the property benefits from a private rear garden, providing a welcome outdoor retreat with space for relaxing, entertaining or gardening. A cellar offers valuable additional storage.

- Substantial four bedroom upper villa
- Stunning living room with feature fireplace
- Spectacular views of Edinburgh's iconic skyline
- Spacious kitchen/dining room with utility room
- Extensive attic offering excellent development potential, subject to consents
- Private rear garden with useful cellar storage

Energy Rating: D I Council Tax Band E
There is no factor associated with this property.
Extras: All blinds, the integrated hob, fridge freezer & dishwasher, in the kitchen and the washing machine and tumble dryer in the utility room.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.

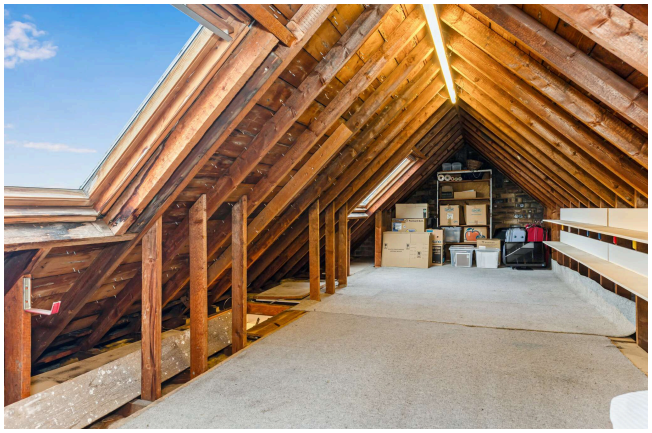


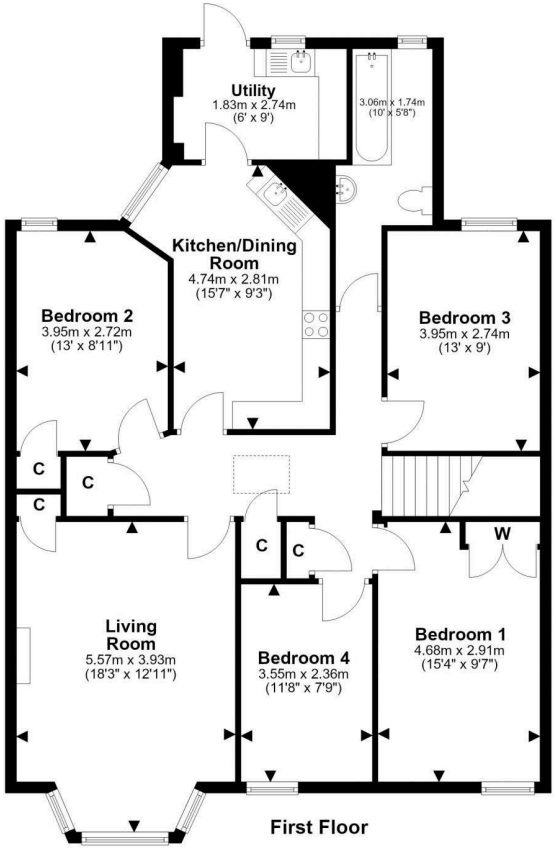




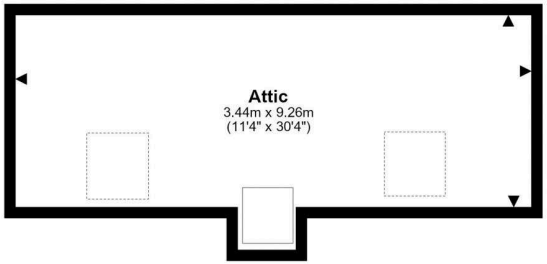








First Floor



Attic



Ground Floor



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.

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