McEwan Fraser Legal
Solicitors & Estate Agents

1/1 Ferryfield

TRINITY, EDINBURGH, EH5 2PR



Spacious three-bedroom ground-floor flat offering almost 100 m² of versatile accommodation



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McEwan Fraser Legal is delighted to present 1/1 Ferryfield, a spacious three-bedroom ground-floor flat in the highly desirable Trinity district of Edinburgh. Offering close to 100m² of internal accommodation, the property combines generous room proportions, a flexible layout and a peaceful residential setting. A particularly attractive feature is the inclusion of a private garage, a relatively rare benefit for a flat in this part of Edinburgh. Presented in good overall condition, the property offers comfortable accommodation that is ready to enjoy, while providing scope for a purchaser to introduce their own style and make improvements over time.

THE LIVING ROOM





The generous living room is a particularly appealing feature of the property, with excellent levels of natural light creating a bright and welcoming space. Laminate flooring provides a practical finish, while the room's generous proportions allow considerable flexibility in furniture arrangements. There is ample space for a substantial suite of living room furniture, alongside additional pieces to suit individual requirements, making this an ideal room for both everyday relaxation and entertaining.

The separate kitchen offers a generous range of base and wall-mounted units, providing extensive storage and preparation space. Freestanding appliances are accommodated within the existing layout, and the room offers a practical and functional environment for everyday cooking.

THE KITCHEN





While perfectly serviceable in its current form, the kitchen also presents an opportunity for a purchaser to modernise to their own specification in the future.

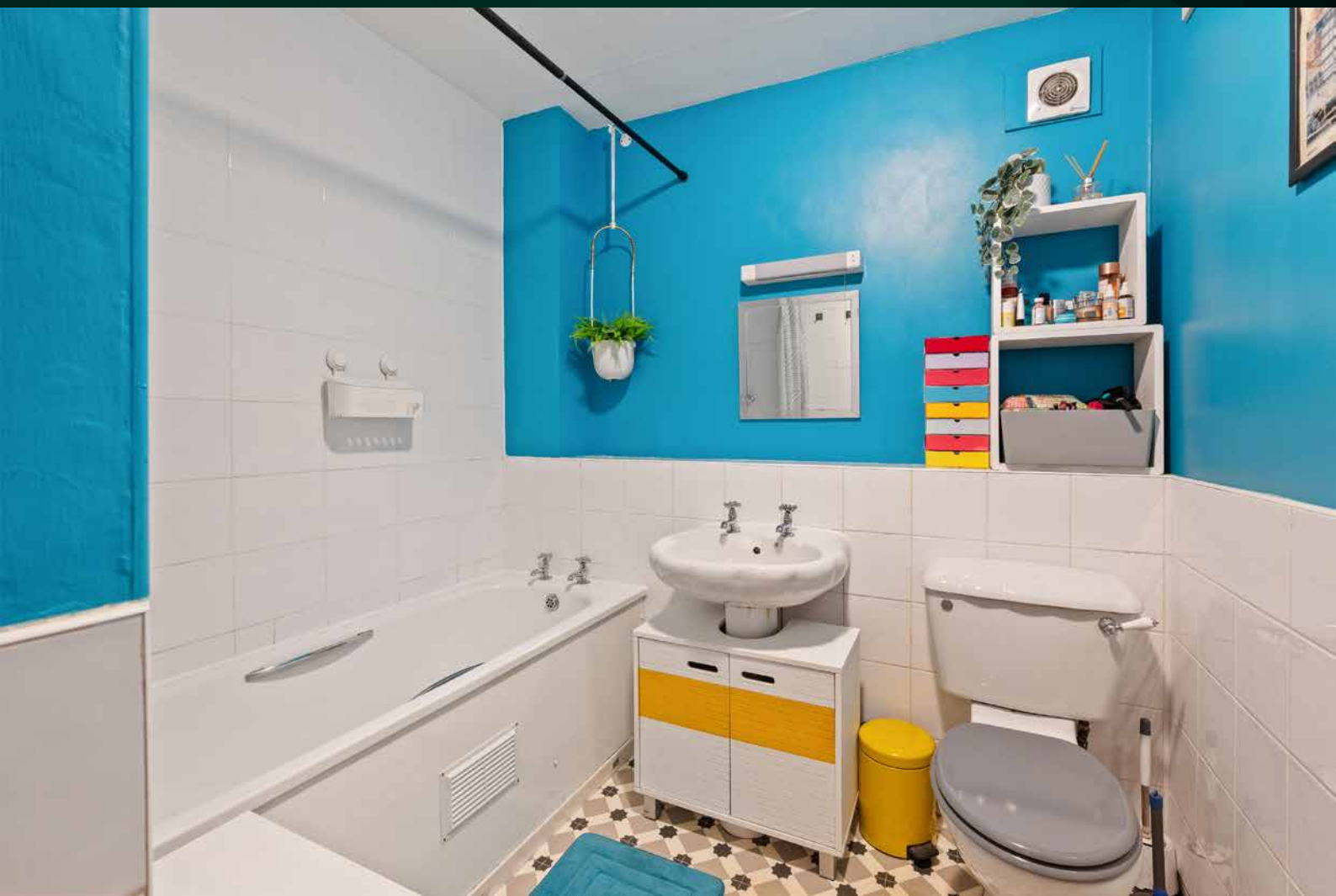




The principal bedroom is a well-proportioned double with ample space for a large bed and supporting furniture. An integrated wardrobe provides useful storage without compromising the available floor space. The two further bedrooms are both comfortable doubles, a significant advantage over many three-bedroom flats where the third bedroom is often considerably smaller. This flexibility makes the accommodation particularly appealing to families, professionals requiring dedicated home-working space, or buyers seeking additional room for guests.

The accommodation is completed by a partially tiled bathroom fitted with a white three-piece suite, including a bath with an overhead shower.

THE BATHROOM



BEDROOM 1



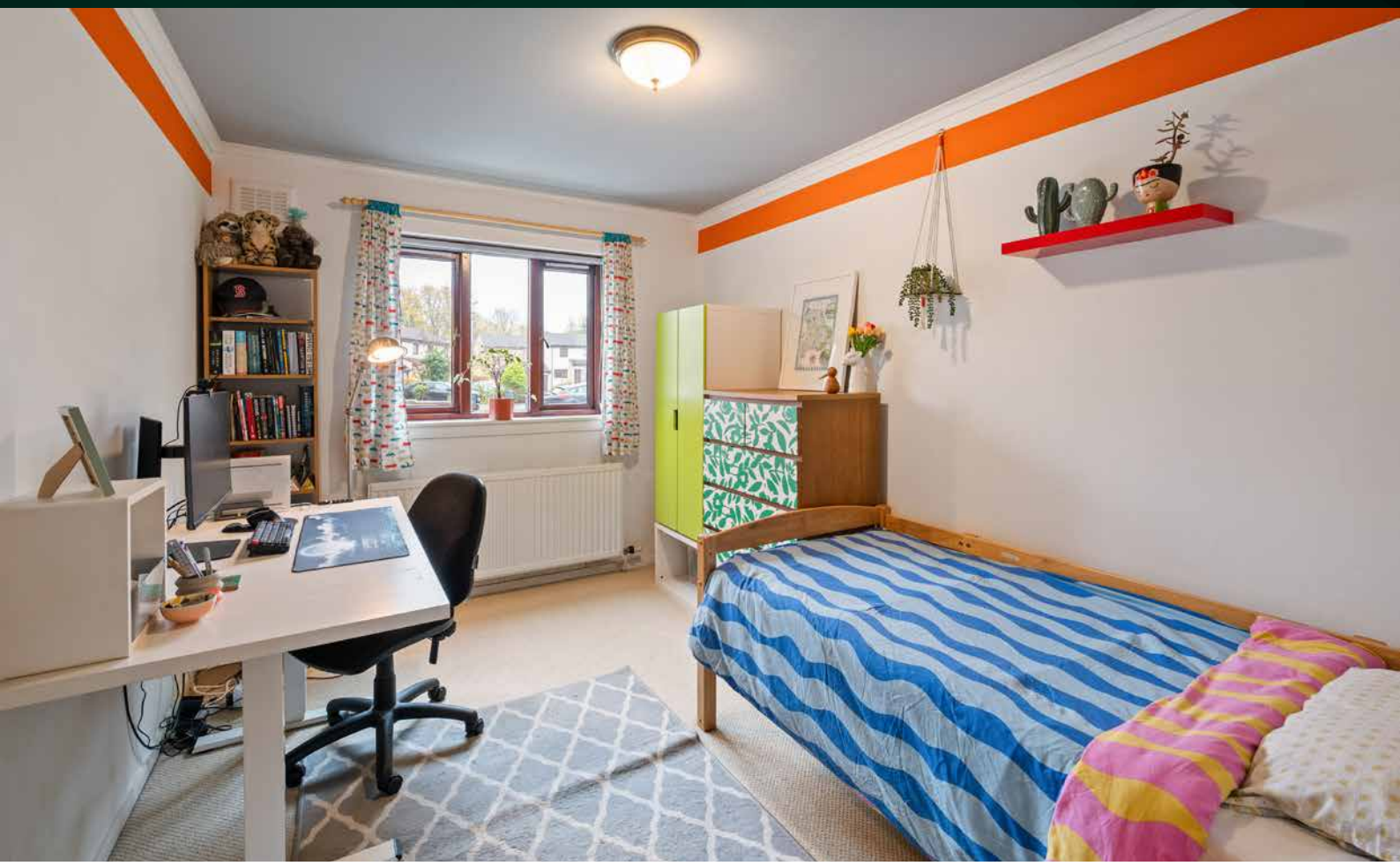


BEDROOM 2





BEDROOM 3





Further benefits include gas central heating, double glazing and a secure entry system. The property is surrounded by well-maintained communal grounds, which contribute to the attractive residential environment. The inclusion of a private garage is a particularly valuable addition, offering secure parking or useful supplementary storage, and helping distinguish this property from many competing flats in the area.

With close to 100m² of accommodation, three genuinely generous double bedrooms and the considerable advantage of a private garage, 1/1 Ferryfield represents an excellent opportunity to acquire a substantial and versatile home in one of Edinburgh's most established and desirable residential districts.

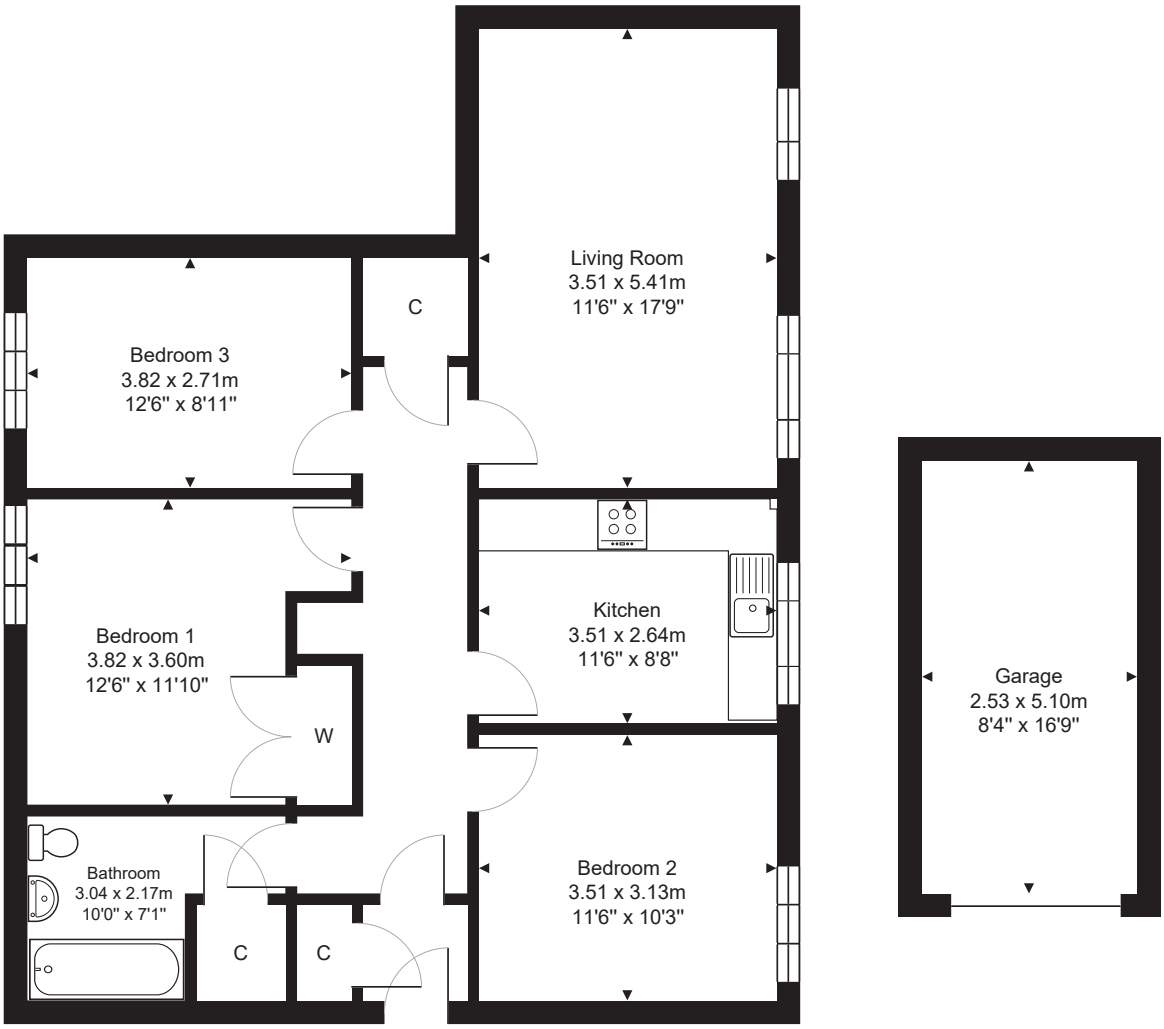
EXTERNALS





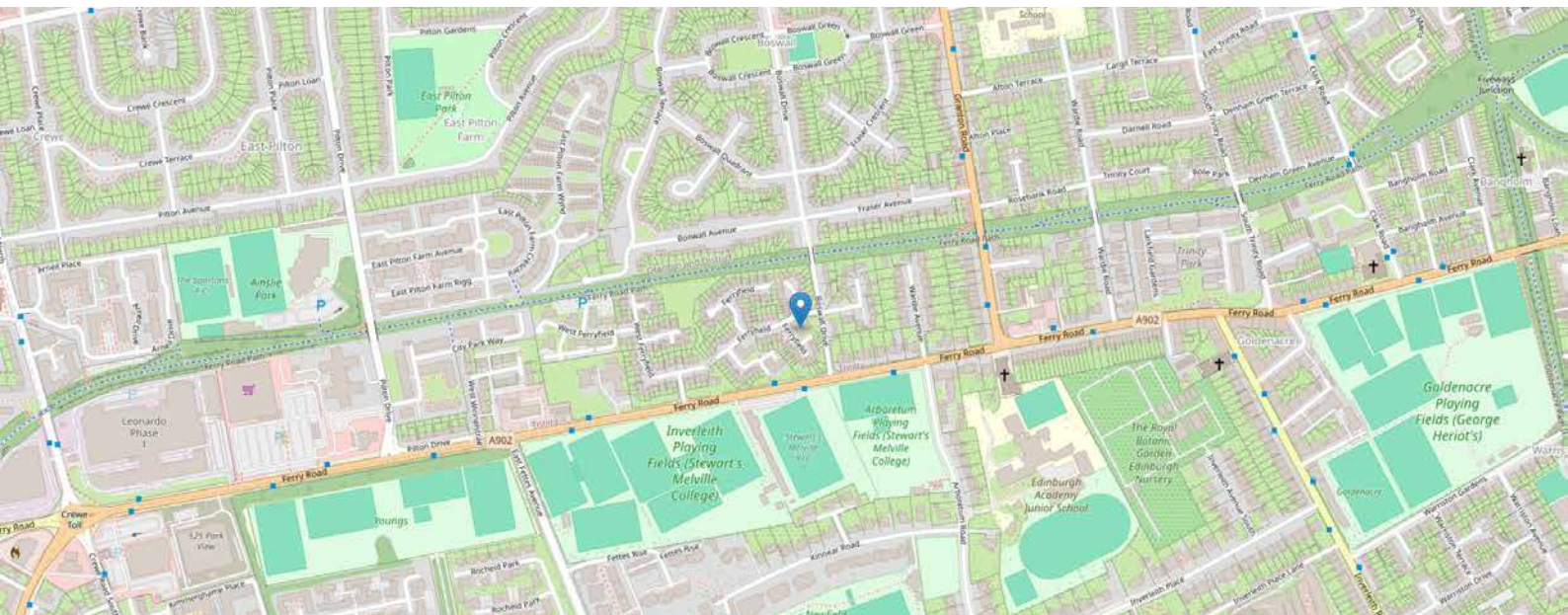


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 89m^2 | EPC Rating: B



THE LOCATION

Ferryfield is situated in the highly desirable Trinity district of Edinburgh, a well-established residential area renowned for its leafy surroundings, attractive architecture and excellent local amenities. Positioned to the north of the city centre, Trinity offers an appealing balance of peaceful residential living and convenient access to the capital's many attractions, making it particularly popular with professionals, families and those seeking a quieter setting without sacrificing the benefits of city life.







The surrounding area provides an excellent range of everyday amenities, with local shops, cafés and independent businesses available in Trinity, Goldenacre and nearby Newhaven. The fashionable Shore district of Leith is also within easy reach, offering an outstanding selection of restaurants, bars and waterfront attractions. More extensive shopping facilities can be found at Ocean Terminal, while Edinburgh city centre provides a comprehensive choice of retail, leisure and cultural destinations.

One of Trinity's greatest attractions is its proximity to Edinburgh's beautiful coastline and extensive green spaces. Victoria Park, with its mature trees, open lawns and recreational facilities, is close by, while the picturesque waterfront at Newhaven provides opportunities for coastal walks and dining overlooking the Firth of Forth. The nearby Water of Leith walkway and the extensive network of former railway paths offer excellent routes for walking, running and cycling, connecting Trinity with other parts of the city. The Royal Botanic Garden Edinburgh is another notable local attraction, providing a magnificent setting for leisurely walks throughout the year.

The area is exceptionally well connected, with regular bus services providing convenient access to the city centre and surrounding districts. The nearby tram network, accessible at Newhaven, offers direct connections through Leith and the city centre to Edinburgh Airport. For motorists, the main arterial routes provide access to the wider road network, including the City Bypass and routes towards the Forth Road Bridge.

Combining an established residential setting, excellent recreational opportunities and convenient transport connections, Ferryfield offers an attractive location for buyers seeking to enjoy the very best of Edinburgh's northern suburbs.







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