

GARDEN STIRLING BURNET

3/5 FERRY ROAD

EDINBURGH, EH6 4AD

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PROPERTY SUMMARY

Occupying the third floor of a traditional Victorian tenement on Ferry Road, this well-presented two-bedroom flat stands out for its high ceilings, large windows and open views over the Water of Leith towards Leith Port. A central hall leads to a comfortable living room, a modern fitted kitchen, two bedrooms and a bathroom, with the home in good order throughout. Gas central heating is served by a boiler installed just over a year ago, and the property also benefits from double glazing and permit on-street parking.
The location is a real advantage, right beside the Water of Leith for walks towards The Shore and on to Stockbridge, while The Shore's bars and restaurants, Ocean Terminal, Aldi, regular bus links and the tram are all close at hand. The flat also falls within the Trinity Primary School catchment. Extras: The washer/dryer, hob, oven and fridge are included in the sale, and a brand new dishwasher may be available by separate negotiation.

FEATURES

- Traditional third-floor Victorian the Water of Leith, with walks towards The Shore and on to Stockbridge
- Lovely views over the Water of Leith to Leith Port
- Modern interors with high ceilings and large windows
- Entrance hallway with storage
- Large living room with two large windows
- Modern kitchen with fitted units
- Two spacious bedrooms
- Family bathroom
- Permit parking
- Gas central heating (via new boiler) and double glazing

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360°

CLICK HERE
for a virtual tour of the property

Well-presented 2-bed third-floor Victorian flat with open views and permit parking.







Edinburgh

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the city centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village, while the bustling high streets of Bruntsfield and Morningside (both home to a vibrant selection of specialist shops, cafes, bars and bistros) are also nearby. Craiglockhart offers a wealth of sport and leisure facilities, particularly Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purposes sports hall, as well as outstanding indoor and outdoor tennis facilities. Or if you prefer to exercise in the fresh air, why not take a relaxed stroll or cycle along the Union Canal or picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is also well positioned for some of the capital's finest independent schools. Craiglockhart is served by superb public transport links across the city and nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuter thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.







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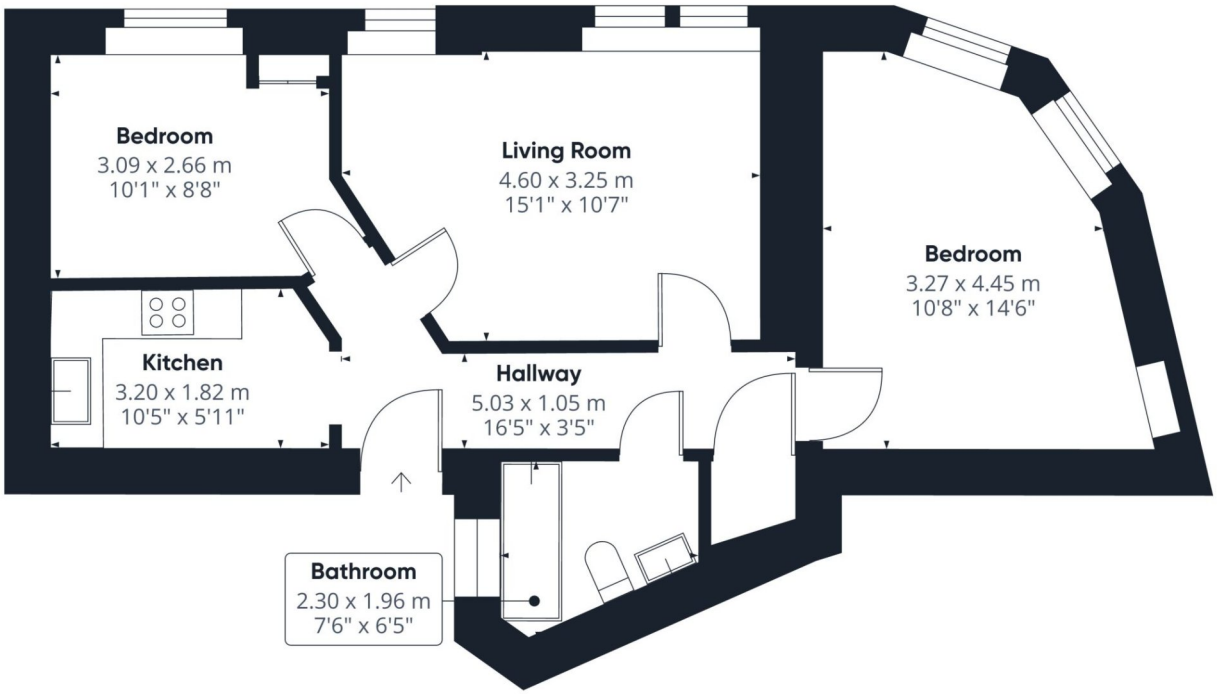
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



GARDEN STIRLING BURNET

Approximate total area(1)
55.3 m²
594 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

EPC RATING C

COUNCIL TAX BAND B