


# 155 Ferry Road

TRINITY | EDINBURGH | EH6 4NJ

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Immaculately presented two-bedroom maindoor flat, forming part of a traditional building on Ferry Road, boasting a private front garden and direct access to a beautifully maintained south-facing communal rear garden.

Offered to the market in true move-in condition, this superb property provides generously proportioned accommodation, traditional period-features, is tastefully presented throughout, and will undoubtedly appeal to a wide variety of purchasers.

The accommodation comprises a welcoming entrance hallway with useful storage, a particularly spacious living room with an attractive bay window overlooking the private front garden, a feature fireplace with wood-burning stove, and a well-appointed kitchen. There are two generously proportioned double bedrooms, the principal bedroom enjoying French doors opening directly onto the communal rear garden, a bathroom and a separate WC.

Externally, the property benefits from its own private front garden, whilst the well-maintained south-facing communal garden to the rear provides a delightful setting in which to relax and enjoy the warmer months.

- Immaculately presented two-bedroom maindoor flat
- Spacious bay-windowed living room
- Well-appointed kitchen
- Two generous double bedrooms
- Bathroom and separate WC
- Private front garden and direct access to beautifully maintained south-facing communal rear garden

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



Extras included in the sale are all light fittings, curtains and curtain pole in bedroom 1, fridge freezer, dishwasher, washing machine, hob, oven and wood-burning stove.

Energy rating C. Council Tax Band C.

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.













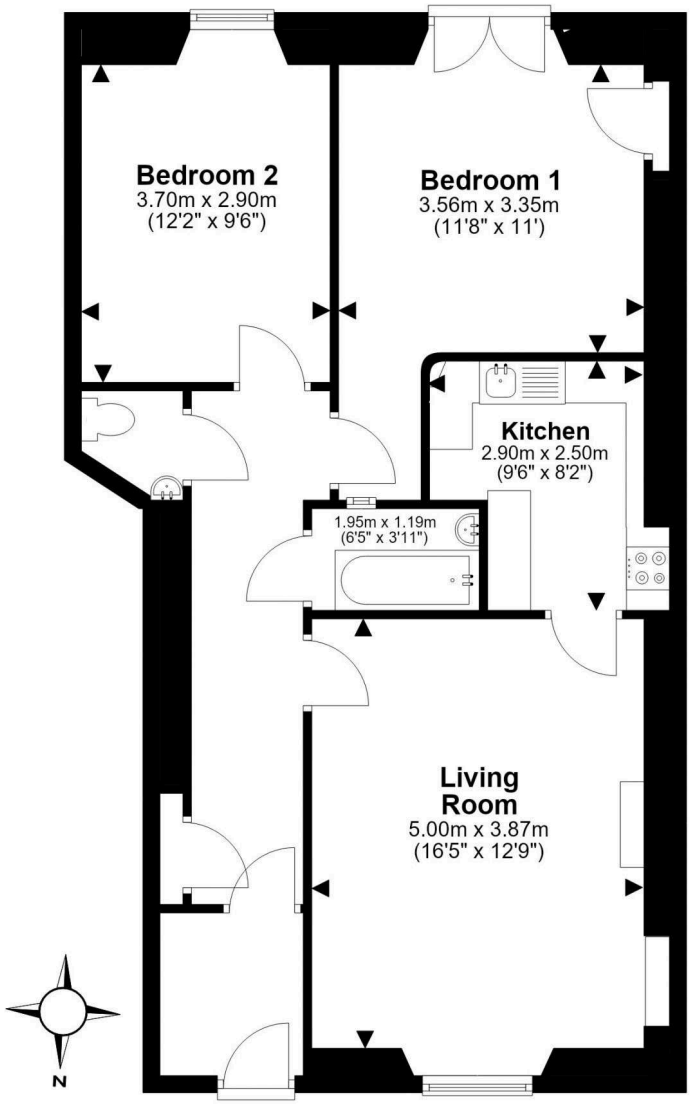


This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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