



## Ferry Road Edinburgh EH4 4AQ

Fantastic opportunity to purchase a lower villa 4 bedroom property with private driveway. This property sits just off Ferry Road, North-West of Edinburgh, close to all amenities. Highly desirable area.

- Freehold
- Includes white goods
- Gas Central heating
- High Demand Area
- Council Tax Band B
- EPC C

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This generously sized four-bedroom lower villa offers excellent potential as a comfortable family home, featuring a private driveway and an easily maintained front and rear garden.

The accommodation comprises three spacious double bedrooms and one single bedroom, perfect for families or those needing additional space for a home office or guest room.

A bright and airy living room offers a welcoming space to relax, while the tiled kitchen opens directly to a shared rear garden, ideal for outdoor dining or children's play. A tiled shower room completes the layout.

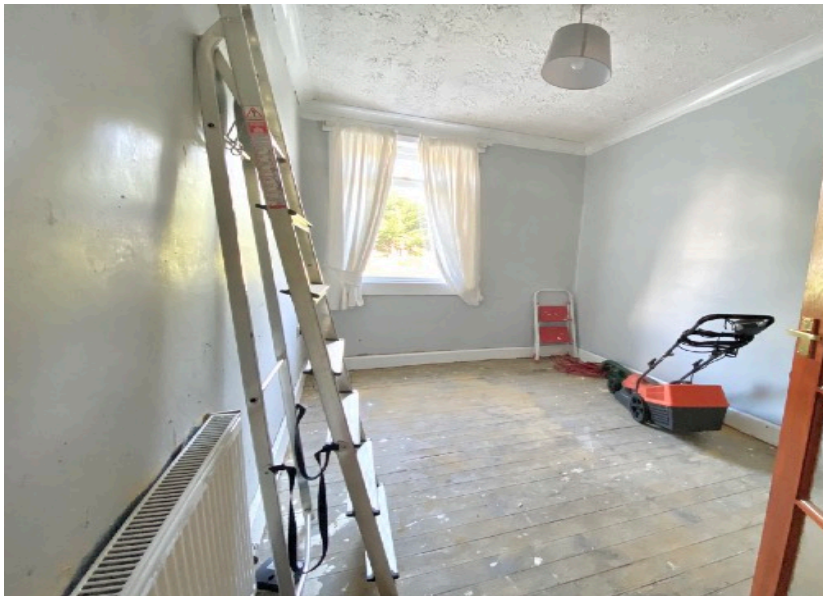


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To the front of the property, a private driveway and a well kept front garden with trimmed hedges, also a spacious side entrance walk-way. To the rear is a large rear shared garden, well maintained and a shed included.

The property benefits from gas central heating, gas boiler, fireplace and smoke alarms. All white goods, soft furnishings, flooring, and fittings are included in the sale, making it a convenient move-in option.

This is a fantastic opportunity for buyers looking for a well-located, family-sized home with scope to personalise.

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Ferry Road near Crewe Toll Roundabout, to the North-West of Edinburgh City Centre is an established popular residential location offering excellent education, shopping and transport links along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets with a Morrisons and Lidl's in close proximity. Nearby is Ocean Terminal which includes a multi-screen cinema and wide range of restaurants. Ferry Road is a key route across the north of the city, which leads to cycle paths, Royal Botanic Gardens, Water of Leith, Inverleith Park and Westwoods Health Club.

#### DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

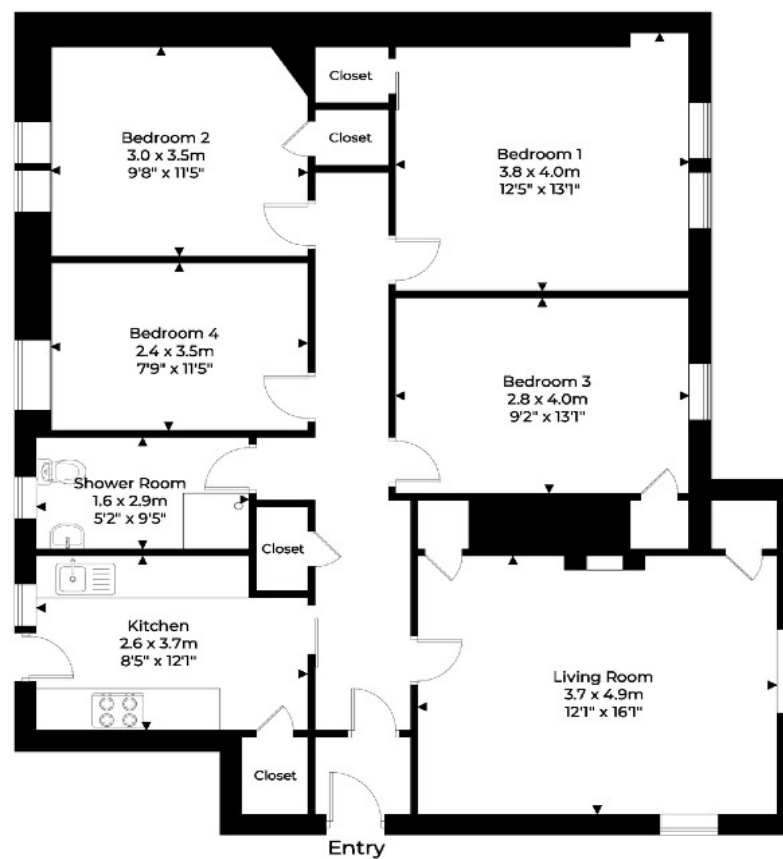
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680 Ferry Road, EH4 4AQ  
Approximate Gross Area  
100 sq m / 1076 sq ft



Ground Floor

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