



**Ferry Road Drive
Edinburgh
EH4 4BD**

Fantastic opportunity to purchase a 3 bedroom property on top floor in a popular area. 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

T: 0131 639 6399

E: office@chrisslingproperties.com

W: chrisslingproperties.com



This spacious top floor 3 bedroom flat with ample light into all rooms, comprises of 2 double bedrooms and a large master room, ample built-in storage, large living room, tiled bathroom with electric shower over bath, and a kitchen.

Laminated flooring throughout, Gas central heating and boiler, interlinked smoke alarms and heat alarm.

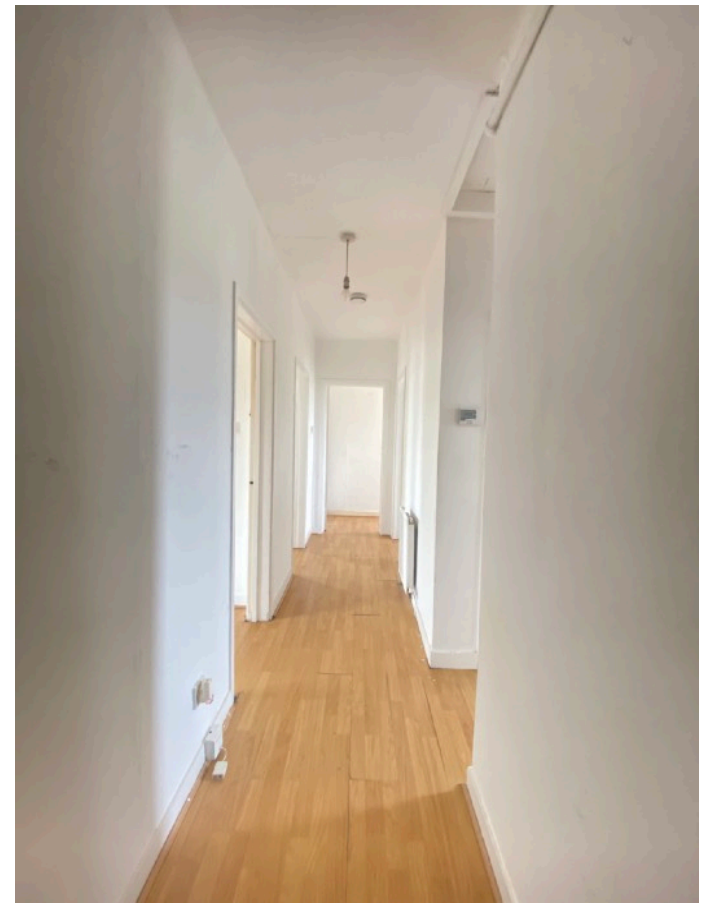
This property sits on top floor with plenty of natural light flooding in. Spacious enough for families, suitable for investors as a strong investment opportunity.



T: 0131 639 6399

E: office@chrisslingproperties.com

W: chrisslingproperties.com



Externally to the front, a paved front entrance with refuse area, to the rear a large area of shared garden space where residents have created allotment areas, also ample unrestricted parking surrounding the property as well as off-street parking at the rear of the property.

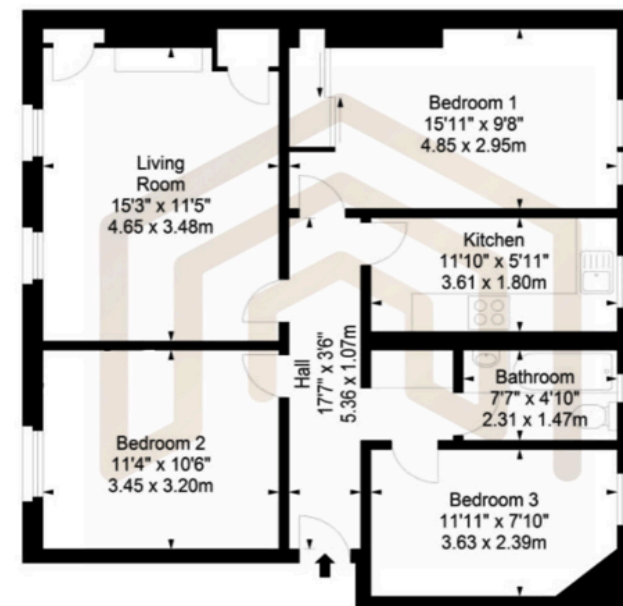
Council Tax Band B
Energy Rating C
Approx Size 77m²

T: 0131 639 6399
E: office@chrisslingproperties.com
W: chrisslingproperties.com





For identification only. Not to scale.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ferry Road Drive, just off 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.

T: 0131 639 6399

E: office@chrisslingproperties.com

W: chrisslingproperties.com

