

771-8 FERRY ROAD
DRYLAW
EDINBURGH
EH4 2TE

OFFERS OVER
£135,000

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**SUPERB
AND STYLISH TOP
FLOOR TWO BEDROOM
FLAT IN AN ESTABLISHED
RESIDENTIAL AREA
CLOSE TO EXCELLENT
LOCAL AMENITIES**

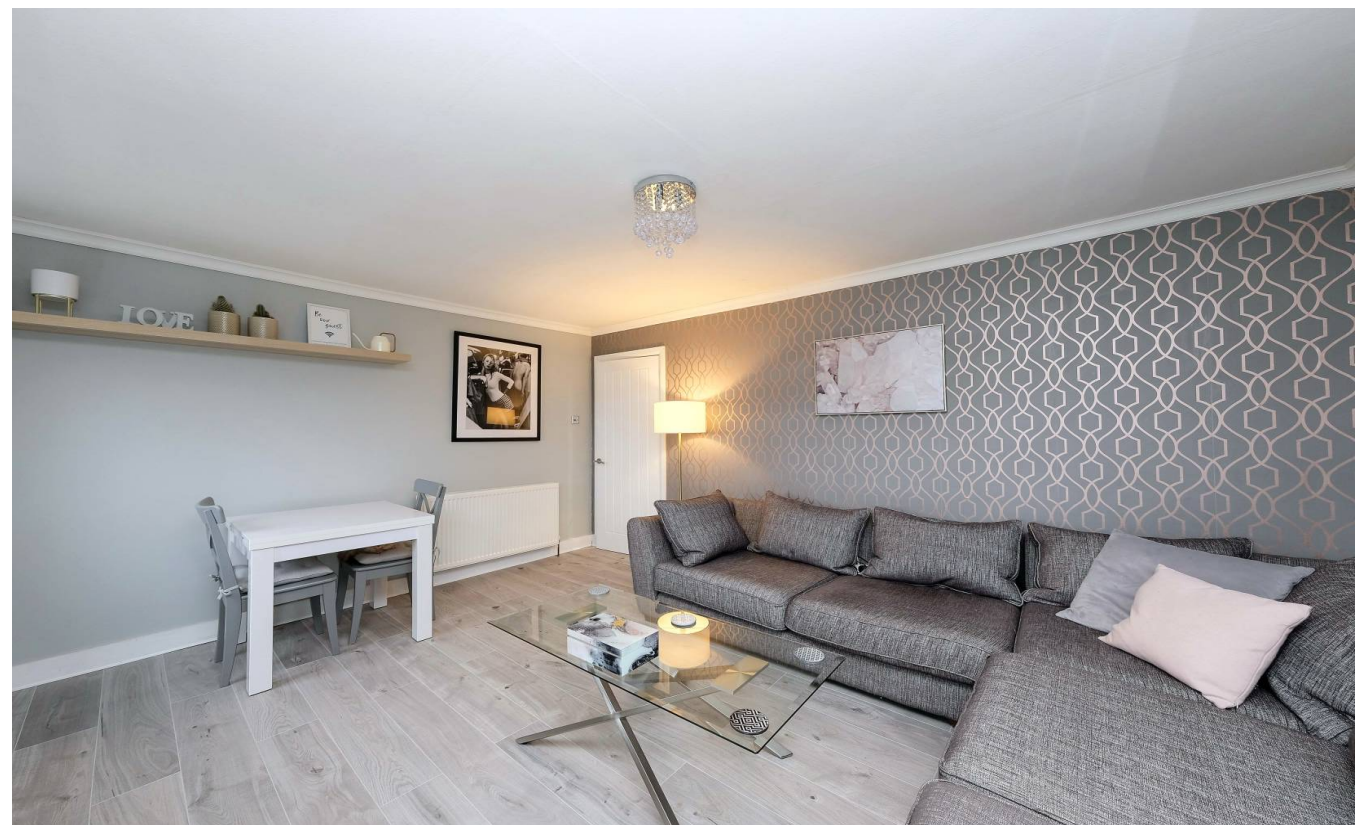
VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Stylish and spacious top floor flat located on Ferry Road in the Drylaw area which lies in the north-western district of the City and is ideally placed for shopping, transport, educational and recreational facilities. Local shops are within walking distance, including a Tesco Metro, with a wider range of shops and amenities can be found at the City Centre which is only a short journey away. There is an excellent bus service close to hand on Ferry Road serving the City Centre.

Local state and private schools are within walking distance as are many fine recreational facilities within the area. A number of parks and golf courses are nearby and Ainslie Park recreational centre has sports facilities and a swimming pool on offer.

Internally this accommodation is in superb decorative order throughout and benefits from gas central heating, double glazing and good storage facilities.

Externally there is a communal rear garden with a well maintained drying green. Secure store.



PROPERTY DETAILS

- * Welcoming entrance Hall with the built-in cupboards.
- * Bright and spacious Lounge / Dining Room with windows to rear with lovely open outlook. Feature fireplace with wooden surround and tiled hearth. Display recess. Space for dining table and chairs.
- * Stylish and modern fully fitted Kitchen with matching wall and base units. Integrated induction hob, electric oven and hood. Ample work surfaces with integrated sink with drainer and tiled splashback. The American style fridge/freezer is included in the sale. Plumbed for washing machine. Space for tumble dryer. Cupboard housing combi boiler. Window to front with open outlook.
- * Large Master Bedroom with windows to rear and side again with open outlook.
- * Second Double Bedroom with windows to front and side. Built in mirrored wardrobes. Shelving.
- * Stylish family Bathroom with white three-piece suite comprising bath with electric shower above and shower screen, wash hand basin with vanity unit below and WC. Mirror. Frosted window to side.

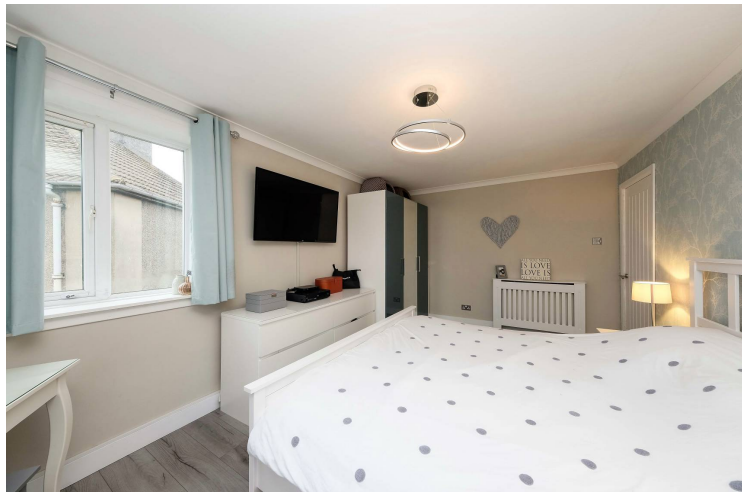
Energy Efficiency Rating: D



EXTERNAL

Shared drying green and south facing garden to rear. The property benefits from a secure cupboard located by the drying green.

Unrestricted on-street parking.





Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

