




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

35 (4F1) Ferry Road

LEITH, EDINBURGH, EH6 4AD

LEITH

EDINBURGH, EH6 4AD

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minute's walk takes you to Ocean Terminal where further shops, restaurants, and cinema can be found. Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

The cycle path runs directly behind the flat and can be accessed with 1min walk of the main door as well at the water of Leith. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.



35 (4F1) FERRY ROAD

LEITH, EDINBURGH, EH6 4AD

McEwan Fraser Legal is delighted to bring to the open market this one-bedroom flat, the property is in need of modernisation but would make an ideal first time buy or buy to let investment.

Internally this accommodation needs modernised, while briefly consisting of an entrance hallway and an open plan, lounge/kitchen/diner which benefits from floor to ceiling units, space for washing machine, fridge freezer and cooker.

The spacious double bedroom is bright and airy and allows for different furniture configurations and includes an Edinburgh press cupboard. The bathroom completes the property internally with walk-in shower, wash hand basin and WC.

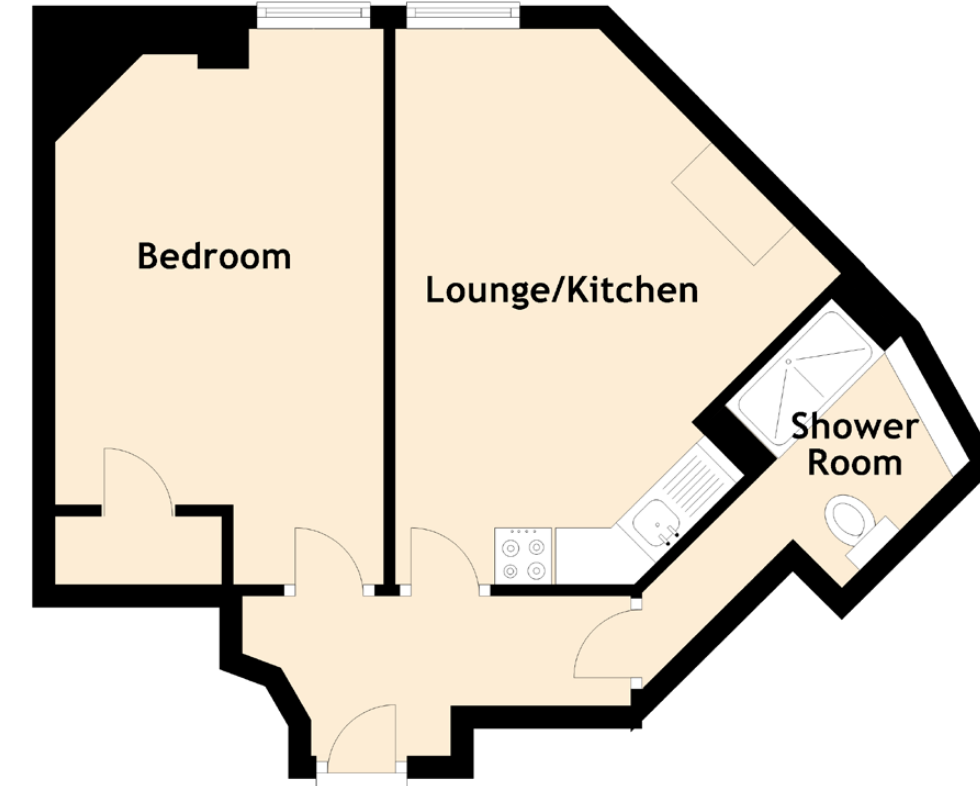
This property also benefits from secure door entry system, double glazing, a communal garden to the rear of the property, access via the stairway and more than adequate on-street parking to accommodate for residents and visitors alike.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Bedroom	4.90m (16'1") x 2.90m (9'6")
Lounge/Kitchen	4.90m (16'1") x 4.00m (13'2")
Shower Room	2.75m (9') x 2.10m (6'11")

Gross internal floor area (m²): 38m²

EPC Rating: G

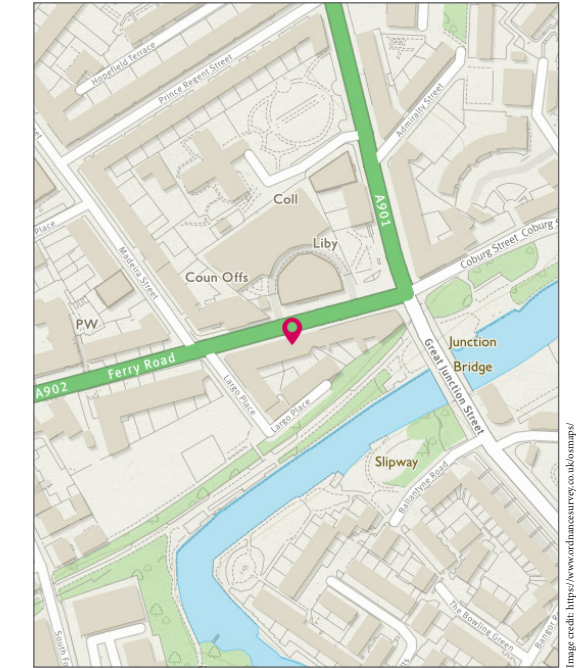


Image credit: <https://www.dummeasures.co.uk/maps/>




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GRAEME NIMMO
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer