



## 763/5 Ferry Road, Wester Drylaw, Edinburgh, EH4 2TF

Beautifully Presented, Two Bedroom, Second Floor Flat

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# Property Description

Beautifully presented, two-bedroom, second floor flat, forming part of an established residential development. Located in the Wester Drylaw area, northwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a stylish fitted kitchen and bathroom, contemporary flooring and lighting, and light modern decor. In addition, there is good storage, gas central heating, double glazing, and well-proportioned room sizes.

Externally, there is a well-maintained shared green to the rear, and unrestricted street parking to the front and surrounding streets.

The entrance hall affords access to each room within the property and features three storage cupboards and wood effect flooring extending through to the front-facing living room which has a TV wall mount and ample room for both lounge and dining furniture. Also to the front, the stylish kitchen is fitted with white units, wood effect worktops, a sink with drainer; an integrated oven and electric hob; and a freestanding fridge/freezer and dishwasher.

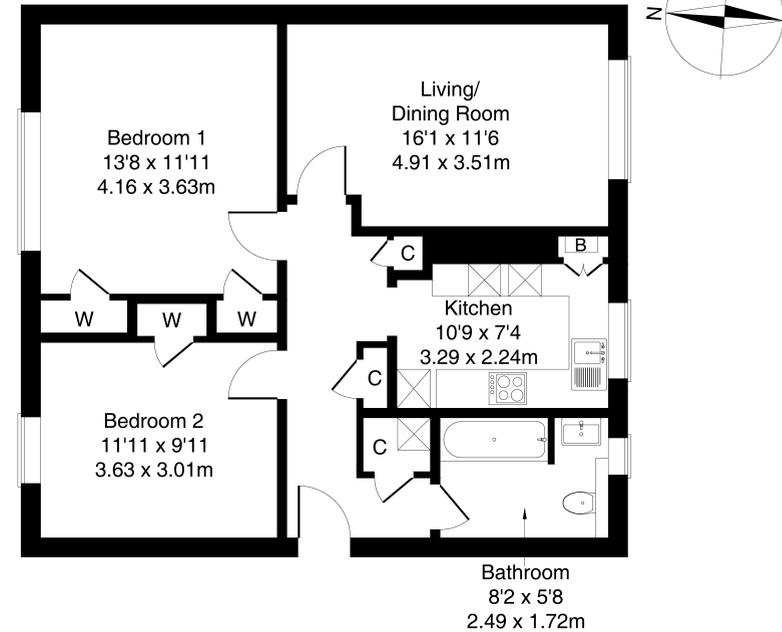
To the rear, generously sized bedroom one has a feature wall, carpeted flooring, a central light fitting and two built-in wardrobes; whilst bedroom two is likewise well finished, also set to the rear and with carpeted flooring, a central light fitting and a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, a mains mixer shower over the bath, a tiled surround and a ladder-style radiator.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



**Second Floor**

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Wester Drylaw is a well-established residential area with a wealth of local amenities and is close to major retail outlets, including Craighleith Retail Park. Supermarkets in the area include a Morrisons on Ferry Road, and there are also sports facilities and a swimming pool at the Ainslie Park Leisure Centre. The property lies in a convenient and quiet location close to Ferry

Road, the main route crossing the north of the city, which makes it easy to access primary routes to the north and east. It is served by regular bus services to the city centre and surrounding areas. There are local parks and green spaces throughout; whilst the Royal Botanic Gardens, Inverleith Park, Victoria Park and Newhaven Harbour are also nearby.





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