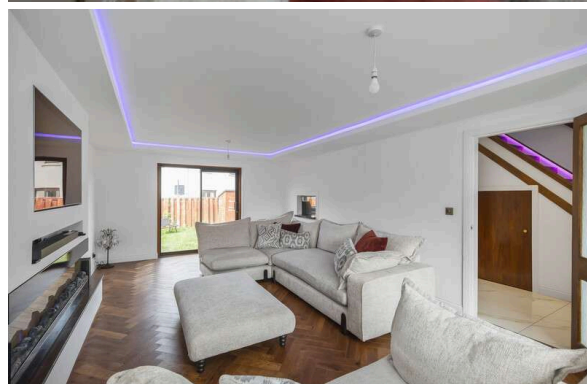




52 West Ferryfield
INVERLEITH | EDINBURGH | EH5 2PU


warners
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52 West Ferryfield

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Well presented three bedroom semi detached home set within a modern development in the popular Inverleith area of Edinburgh to the North of the city centre boasting private driveway, garage and front and rear gardens.

The property will make an ideal family home and comprises a spacious lounge with patio doors out to the rear garden, a fully fitted kitchen/diner currently with boiler cupboard, fridge/freezer, gas hob, oven and fan, washing machine, dining area and door out to the rear garden. There is also a downstairs wc with heated towel rail. Upstairs you will find a hallway leading to three good sized bedrooms all with built in storage and completing the accommodation is the bathroom with waterfall double shower over the bath and a heated towel rail. The property benefits from gas central heating, double glazing, has an attic and externally there are front and rear gardens including a shed, lawn and patio and a front driveway with garage.

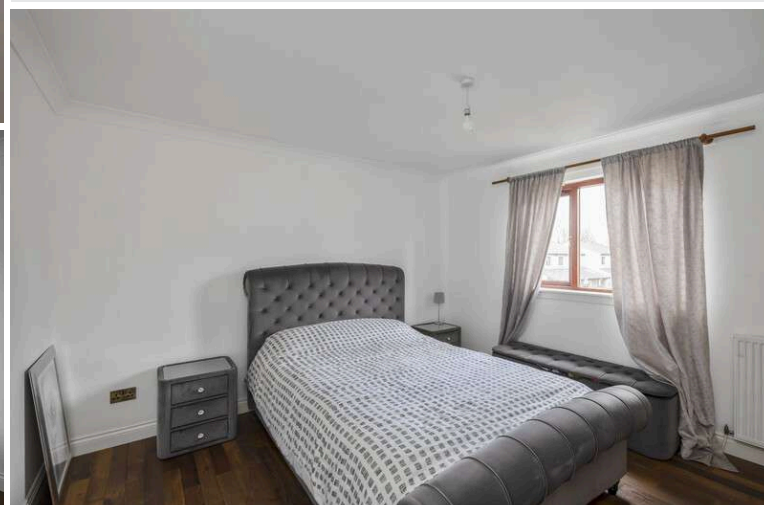
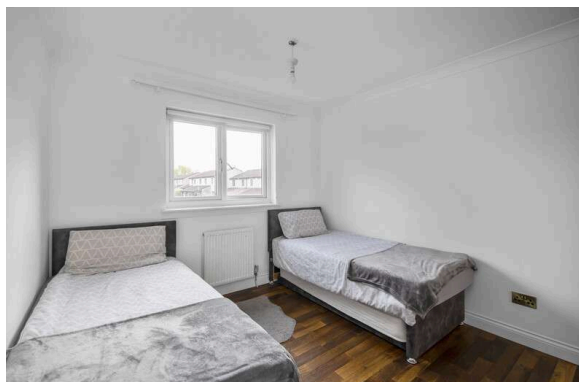
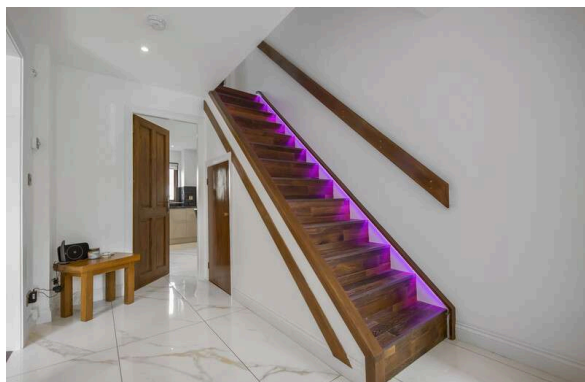
- Three Bedroom Semi detached House
- Spacious lounge with patio doors
- Fully fitted Kitchen
- Stylish Bathroom
- 3 Bedrooms
- Gas central heating and double glazing
- Private front and rear gardens, garage and driveway

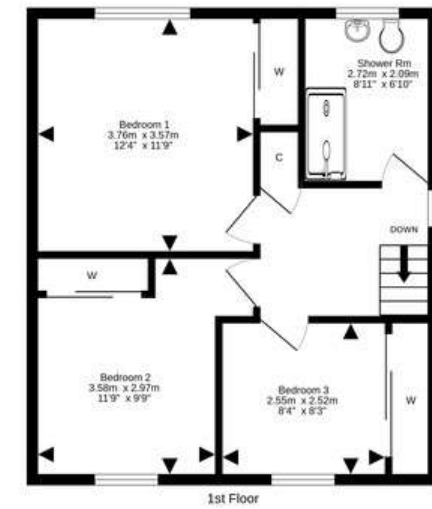
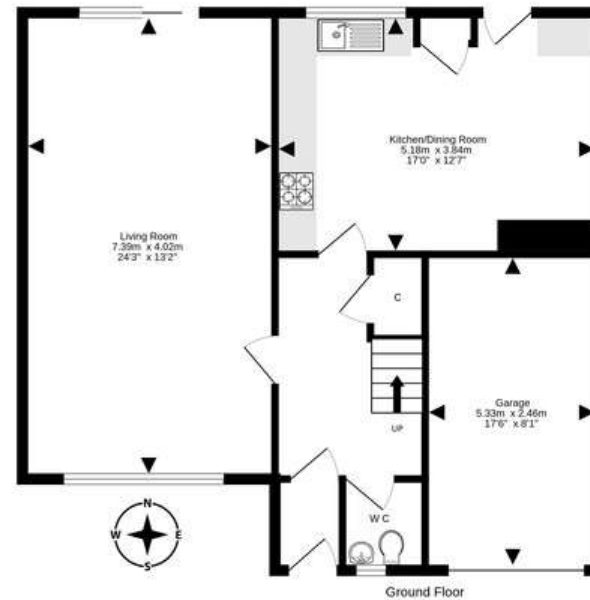
All fixtures, fittings, integrated kitchen appliances, media wall fireplace and blinds will be included in the sale. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The prestigious district of Inverleith lies to the north of Edinburgh's New Town around 1.5 miles from Satoxbridge. This high amenity area enjoys leafy streets, a fine local park and close proximity to the renowned Royal Botanic Gardens. Local amenities are excellent and more specialized shopping, including coffee shops, bars and restaurants, are available in the nearby Stockbridge area. The area is also well placed for access to a number of large supermarkets, Craighleith Retail Park and Ocean Terminal. There is a good choice of local primary and secondary schooling and independent schools nearby. Local transport provides easy access to the City Centre and surrounding districts.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024