

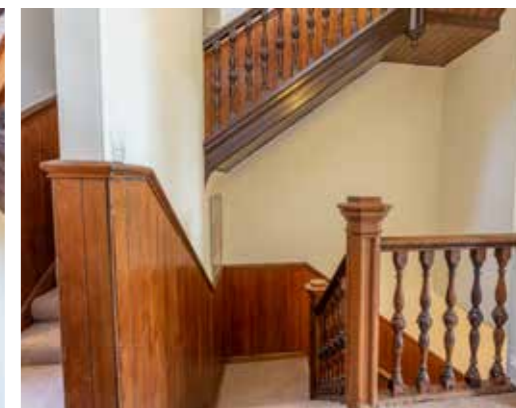
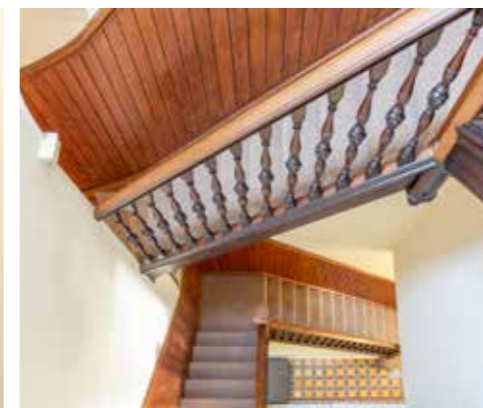
70 Ferry Road,
Edinburgh
EH6 4AH

cameron stephen
solicitors & estate agents



Wonderful main door, double upper villa in a Georgian terrace in a prime location just a short walk to The Shore.

70 Ferry Road,
Leith





description

Offering a wealth of period features, including working shutters, decorative cornice work, a marble fireplace and staircase with carved wood balustrading, this is a charming, main door double upper villa offering excellent accommodation on three levels. The ground floor entrance with terrazzo style flooring provides a superb introduction to the style and character of the property with curved staircase providing access to the first floor. The twin windowed drawing room boasts an abundance of natural light and is complimented by the working shutters, decorative cornice and ceiling rose and marble fireplace. Located off the drawing room, the breakfasting kitchen naturally falls into eating and cooking areas with a range of modern wall and base units and rear views towards North Leith Parish Church. Also off the drawing room is a dining room or bedroom 4, which could also be used as a study. There is a good sized master bedroom, also located to the rear, with a press cupboard and feature timber fire surround and a family bathroom with feature etched window. On the upper floor there is another impressive sized bedroom with large dormer window to the front, which provides great views over the rooftops towards Edinburgh Castle and a further bedroom. There is also access to a large eaves storage area and the front garden has been adapted to provide off street parking for 2 vehicles (one currently being used by the ground floor property on a private arrangement basis).

accommodation

- Entrance hall
- Twin windowed drawing room
- Dining room / Bedroom 4
- Kitchen and breakfast room
- 3 Bedrooms
- Family bathroom



additional information

- Home Report Value: £360,000
- EPC Rating: D
- Items to be included in the price:



the locality

Situated in a bustling cosmopolitan area, close to The Shore and Ocean Terminal, the property is served by numerous local retailers which provide day to day necessities together with a local 24 Hour Asda and Tesco. There is an excellent local public transport service which provides frequent links to Leith Walk, the City Centre and surrounding areas. The property is situated within walking distance of the Water of Leith walkway and The Shore with its wide selection of bistros, pubs and restaurants. Leisure and recreational facilities are located close by and include a multi-screen cinema complex, health club, Newhaven and Granton harbours. The location enjoys ease of access, by means of arterial routes to the Forth Road Bridge, the M8/M9 and A1, to Waverley Railway Station and Edinburgh International Airport.



features

- Working shutters
- Decorative cornice work
- Impressive sized rooms

asking price & viewing arrangements

For information, the asking price and viewing arrangements, please refer to our website www.cameronstephen.co.uk or call us on 0131 555 1234



TOTAL FLOOR AREA : 150.9 sq.m. approx.

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.
 Made with Metropix ©2021



cameron stephen & co
 14 Constitution Street,
 Edinburgh EH6 7BT
 0131 555 1234 Fax: 0131 555 2299
 property@cameronstephen.co.uk
 www.cameronstephen.co.uk