



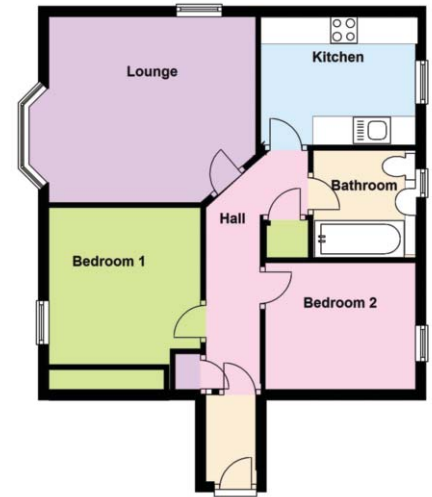
## **INVERLEITH 94/11 WEST FERRYFIELD EH5 2PU**

Pleasantly located at the end of a cul de sac with an open outlook, this Top or Third Floor Flat is also quietly set to the rear of the building facing west to one side and east to the other. It benefits from attractively landscaped gardens around the building, private parking and is in a managed development. The fitted carpets, hob, oven, cooker hood, dishwasher, washing machine and the fridge/freezer are included in the sale.





Plan demonstrative only - not to scale



Total area: approx. 47.8 sq. metres (515.0 sq. feet)

Entrance Vestibule, Hall with two cupboards, Lounge with bay window, fitted Kitchen with appliances, Bedroom 1 with built in wardrobes, 2nd Bedroom and Bathroom with white three piece and shower over the bath. Gas central heating, double glazing and entryphone system.

#### ENTRANCE VESTIBULE & HALL

With fitted carpet and inner door to hall with fitted carpet, radiator, cupboard housing the hot and cold water tanks, deep cupboard and hatch to loft.

#### LOUNGE (16'6" INTO BAY X 11'4"/5.04M X 3.47M)

Bright room with bay window facing west with an open outlook and additional window to rear. Fitted carpet and radiator.

#### KITCHEN (9'6" X 7'8"/2.91M X 2.35M)

Facing east, the kitchen has birch coloured base and wall units and matching worktops incorporating a built in gas hob, electric oven and cooker hood, integrated dishwasher, washer/dryer and fridge/freezer. Sink with drainer. Radiator and vinyl flooring.

#### BEDROOM 1 (10'3" X 9'3"/3.14M X 2.84M)

With window to the side having an open outlook west, this room has a radiator, fitted carpet and extensive built in wardrobes excluded from the measurements above.

#### BEDROOM 2 (9' X 8'1"/2.74M X 2.49M)

Facing east, this room has an open outlook too, radiator and fitted carpet.

#### BATHROOM (6'7" X 6'5"/2.01M X 1.96M)

Fitted with a white suite of vanity basin in fitted surround with cupboards below, wc with concealed cistern and bath with Triton shower. Radiator, vinyl flooring and window to side.

#### OUTSIDE

There are very attractive landscaped gardens and private parking.

#### GENERAL

Trinity Factors manage the development dealing with the gardening, maintenance, cleaning and lighting of the stairs and so on. This flat paid £237 for last 6 months making approx. £474 per annum excluding block buildings insurance of £139 for the year.

#### DIRECTIONS

Travelling west along Ferry Road from Goldenacre, turn right, after Boswall Drive and opposite Stewarts Melville College Sports Ground into West Ferryfield. Turn left and follow the road round to the end of the cul de sac. No 94 is then at the end to your right.

West Ferryfield is a small and select residential development located off Ferry Road. It is well placed for travelling west, east or into the City Centre. Various amenities including Inverleith Park, the Royal Botanic Gardens and a Swimming Pool, sports hall and gym at Ainslie Park Leisure Centre are nearby together with a variety of Primary Schools and Telford College. There are shopping facilities at Morrisons off Ferry Road with many more shops, a bank and Post Office at Goldenacre.

#### ENERGY PERFORMANCE RATING C

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.  
 All measurements are approximate and are not warranted.  
 No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

