



## 101-6, Ferry Road, Leith, Edinburgh, EH6 4ET, Edinburgh, EH6 4ET, Leith , Edinburgh East

Boyd Legal are delighted to present to the market this lovely, bright and spacious 2-bedroom second floor flat located within a traditional tenement in the highly sought after ...

Boyd Legal are delighted to present to the market this lovely, bright and spacious 2-bedroom second floor flat located within a traditional tenement in the highly sought after area of Leith offering lovely views across city to Arthurs Seat and Edinburgh Castle. The property comprises: entrance hallway, inner hall with two large storage cupboards, large bright and spacious lounge with feature fireplace with large cupboard that could be used as a study/office space, a well-proportioned fitted kitchen/dining room, two double bedrooms and a good sized family bathroom. The property benefits from gas central heating, double glazing a good storage throughout. There is a well maintained communal garden to rear of the building. This property will appeal to a variety of buyers and viewing is therefore highly

recommended.

**Location**

Leith is a vibrant district east of the city at the mouth of the Water of Leith and a cycle path route which takes you all over the city. The city centre is easy to reach with closeness to Ocean Terminal with its cinema, health club, spa and shops. There is a superb range of local shopping outlets on hand, whilst Princes Street, The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema, are within easy reach. The fashionable Shore area of Leith with its retro cafes, gastro-pubs and award-winning restaurants is also nearby. Schooling is well re-presented and is within the catchment area for Trinity Academy, Trinity Primary and Holy Cross Primary. Local leisure and recreational facilities include Victoria park with large open park with children's and toddlers play area, a cycle path with links all over city, health clubs and a swimming pool are all close by. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

### BASE INFORMATION:

Rooms	: 1
Bed	: 2