



**232/1 Ferry Road, Bangholm,  
Edinburgh EH5 3AD**

**Offers Over  
£249,950**

By Appointment only Telephone Murray Snell on 0131 253 2850



## ACCOMMODATION

- Spacious, First Floor Flat in Purpose-Built Block
- Smart Communal Entrance Hall Vestibule and Central Hallway with Storage Cupboard
- Sunny, South Facing Sitting/Dining Room
- Fitted Kitchen with Breakfasting Area, Overlooking Gardens
- Good-Sized Principal Bedroom with Ample-sized Wardrobes
- Two Further Well-Proportioned Bedrooms/Offices
- Family Bathroom with White Suite
- Gas Combi Boiler Central Heating Throughout
- Double Glazing
- Property Recently Rewired, Replumbed and New Flooring Laid
- Private Garden to Rear with Terrace and Lawn

## PROPERTY DESCRIPTION

A light and spacious, three-bedroom property, well presented throughout with

a neutral decor and recently fitted flooring. The property offers well arranged accommodation, with a good-sized kitchen, opening onto the sitting/dining room, perfect for entertaining and a large private garden.

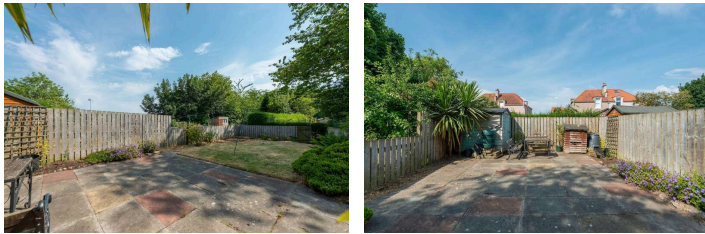
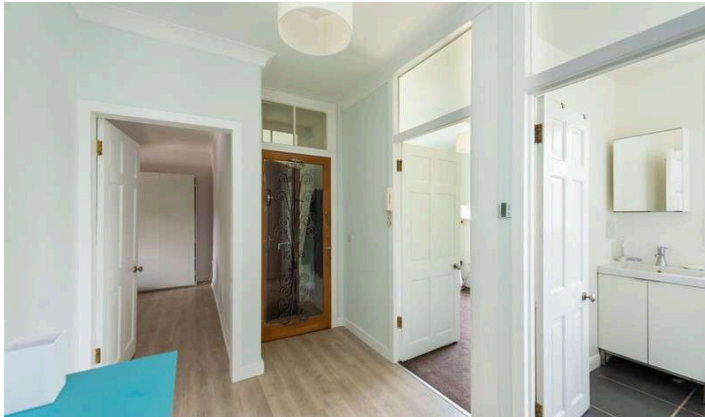
## LOCATION

The property is set in the popular Bangholm neighbourhood of Edinburgh, close to the local eateries, shops, bars and amenities at both Goldenacre and Newhaven. A further selection of shops, cafes, sports and leisure facilities are available in neighbouring Ocean Terminal Shopping Centre. The beautiful open spaces of Victoria and Starbank Park are just a few moments away as well as The Water Of Leith Walkway. For the cyclist, the North Edinburgh Cycle Network offers an array of tree-lined paths for traffic-free routes throughout North Edinburgh and in to the city centre. Trinity Primary School and Trinity Academy are both within catchment as well as being conveniently close to Holy Cross Catholic Primary and The Gaelic Primary School. Access. With regular bus services running from Ferry Road and Commercial Street and for the motorist, excellent road links provide easy access to the City Bypass, Edinburgh

**COUNCIL TAX BAND: C**





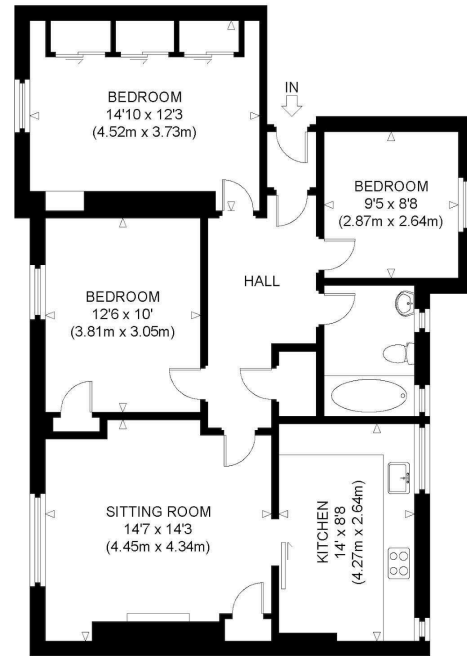


### SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested

5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 919 SQ FT / 85.4 SQ M

FERRY ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 919 SQ FT / 85.4 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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