



Edinburgh

61/4 TRAFALGAR LANE • EH6 4DQ

Attractive modern second floor flat with its own private garage, situated just off Ferry Road, close to excellent amenities.



**WILSON
WARD**

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DESCRIPTION

Attractive, modern, dual-aspect second floor flat which benefits from its own private garage. The accommodation comprises an entrance vestibule and hall with a generous storage cupboard. There is a bright lounge with plenty of natural light to the front of the building with patio doors to a Juliet balcony and the lounge is partly open plan to the fitted kitchen. The kitchen has modern base and wall units with complementary work surfaces, tiled splash back and a stainless steel single drainer sink with mixer tap. The hob, oven, extractor hood, washing machine and fridge are included in the sale and the kitchen also has a window to the front of the property. There are two double bedrooms, both with fitted storage and to complete the accommodation is a shower room with a three-piece white suite incorporating a large shower cubicle. The shower room has a window to the rear and a chrome heated towel rail. Double glazing and gas central heating have been installed and there is a communal drying area to the rear. The property has its own private garage with lighting, electricity socket and mains water tap, situated immediately to the right of the main entrance door, with an up and over door and a small window to the rear. Early viewing is highly recommended.

LOCATION

The property is situated in a quiet residential lane just off the Leith end of Ferry Road, with easy access to the city centre, and with a good choice of shopping and entertainment facilities. There is free and plentiful on-street parking. There are frequent bus services throughout the city and easy access to the main motorway networks. Also the property is only 2 minutes from the very popular Edinburgh Cycle Path. The area also has access to an excellent range of shops, restaurants and entertainment options, including the nearby Ocean Terminal Complex which also has a multi-screen cinema. Leith offers some of the best restaurants, cafes and bars within Edinburgh, many of which are to be found in the cosmopolitan Shore area. There are a variety of leisure pursuits including health clubs and parks and schooling is available at all levels.

EXTRAS

All floor coverings, hob, oven, extractor hood, washing machine and fridge are included in the sale.

COUNCIL TAX: C

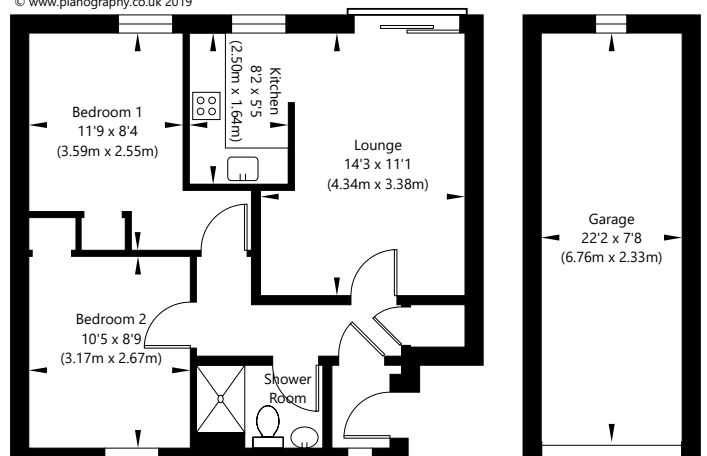
VIEWING

By appointment Tel: 0131 467 7550

First Floor
Approx. Gross Internal Area
47.47 Sq M / 511 Sq Ft.

Approx. Gross Internal of Garage
15.75 Sq M / 175 Sq Ft.

Not to scale. For identification only.
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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.