



## Ferry Road Grove

### Edinburgh

### EH4 4BG

An excellent opportunity for investors to acquire a spacious three-bedroom flat with tenants currently in situ, situated in the established and well-connected Ferry Road area of Edinburgh.

- Includes White Goods and Inventory Record
- GCH, EPC C
- Safety Certificates all available
- Fantastic investment opportunity
- Council Tax Band B
- Long term family tenants with rental income of £800pcm

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### Three-Bedroom Tenanted Investment Opportunity

The property offers generous accommodation comprising a welcoming entrance hallway, bright and spacious reception/dining room, separate fitted kitchen, three well-proportioned bedrooms and a family bathroom.

The reception/dining room provides excellent living space with ample room for both lounge and dining furniture. The separate kitchen offers good storage and worktop space, while the three bedrooms provide generous and versatile accommodation.

A large communal shared garden situated at the back, and a clean secured communal stair with integrated intercom.



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Ferry Road Grove is conveniently positioned in north Edinburgh, providing easy access to the city centre and popular surrounding areas including Trinity, Stockbridge, Inverleith and Leith. A wide range of everyday amenities can be found nearby, including supermarkets, local shops and services, with further shopping and leisure facilities available at Craighleith Retail Park and Ocean Terminal. The property is also well positioned for outdoor amenities, including Inverleith Park, the Royal Botanic Garden Edinburgh and Edinburgh's extensive walking and cycling network.

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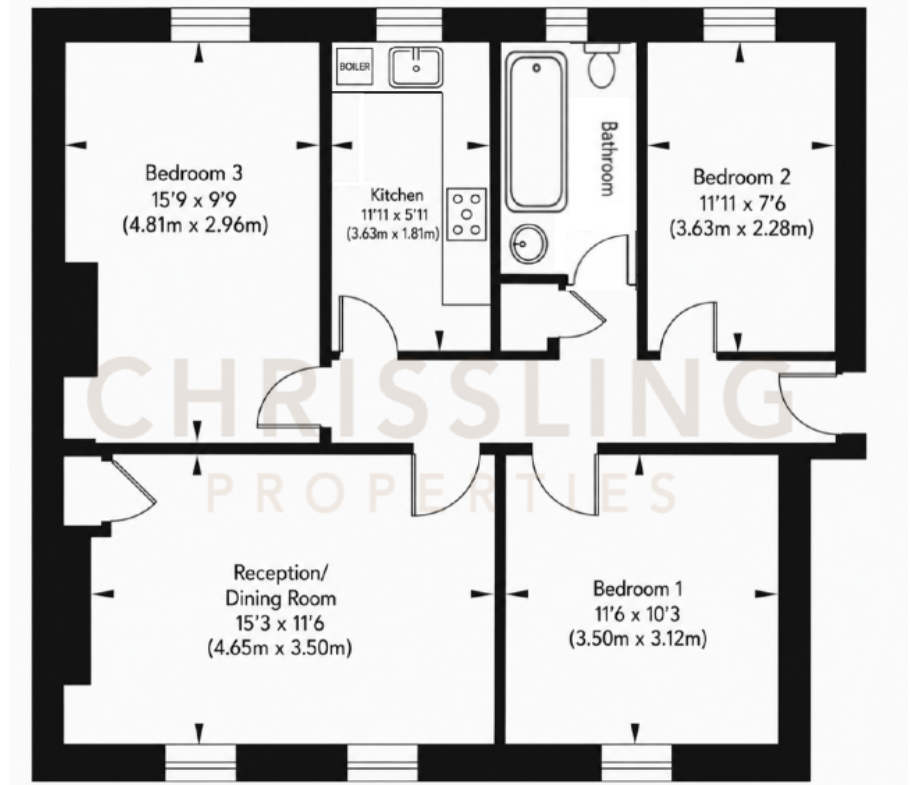
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First Floor  
Approx. Gross Internal Floor Area 71.38 Sq M / 773 Sq Ft.  
Plan not to scale, For Identification Purposes Only



#### DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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