



Ferry Road Drive

Edinburgh

EH4 4BD

Fantastic opportunity for investors to purchase a 3 bedroom property on top floor with tenants in situ. This property sits just off Ferry Road, North-West of Edinburgh, close to all amenities. Highly desirable area.

- Tenanted Property
- BTL Investment
- Fully Compliant & includes all Safety Certs
- Current Rental £680, comes with Managing Agent
- Yield 5.8%
- Includes all Inventory Items

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This spacious top floor 3 bedroom flat with fantastic long term tenants, comprises of 2 double bedrooms and a large master room, ample built-in storage, large living room, tiled bathroom with electric shower over bath, and a kitchen with fitted appliances.

Additional benefits includes uPVC double glazing, laminated flooring throughout, Gas central heating and boiler, interlinked smoke alarms and heat alarm.

This property sits on top floor with plenty of natural light flooding in. Spacious enough for families, suitable only as a Buy to Let for investors, this property has fantastic long term tenants, not HMO.



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Externally to the front, a paved front entrance with refuse area, to the rear a large area of shared garden space where residents have created allotment areas, also ample unrestricted parking surrounding the property as well as off-street parking at the rear of the property.

Property currently is tenanted and would make an excellent investment opportunity due to its location, size, school catchment area and the high residential demand.

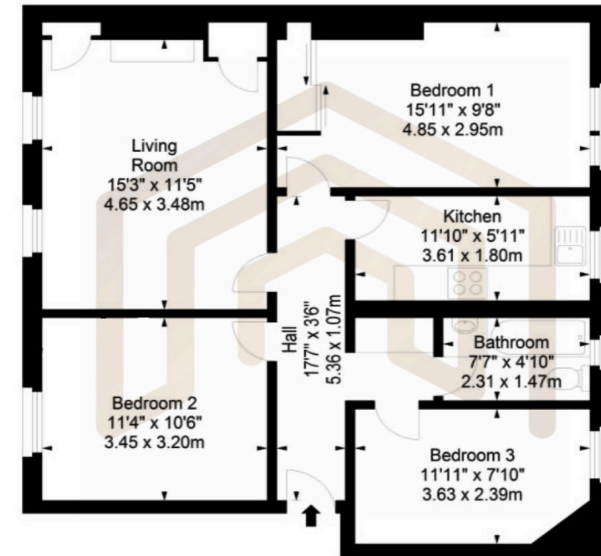
Council Tax Band B
Energy Rating C
Approx Size 80m²

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Approx. Gross Internal Area
800 Sq Ft - 74.32 Sq M
For identification only. Not to scale.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as their operability or efficiency can be given.

Ferry Road Drive, just off Ferry Road near Crewe Toll Roundabout, to the North-West of Edinburgh City Centre is an established popular residential location offering excellent education, shopping and transport links along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets with a Morrisons and Lidl's in close proximity. Nearby is Ocean Terminal which includes a multi-screen cinema and wide range of restaurants. Ferry Road is a key route across the north of the city, which leads to cycle paths, Royal Botanic Gardens, Water of Leith, Inverleith Park and Westwoods Health Club.

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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