



**70/1 FORDS ROAD
EDINBURGH, EH11 3HR**

**OFFERS OVER
£150,000**

We are delighted to bring to market this beautifully presented, warm and welcoming upper flat, well situated at the end of this quiet residential street. The property has attractive open views to the park land across the road and has been significantly improved by the current owners. The home benefits from double glazing and gas central heating with well-proportioned rooms and delightful garden grounds, both shared and private. Unrestricted parking is available on the street outside. We would strongly advise early viewing of this extremely engaging property.

ACCOMMODATION

Hall, sitting room / dining room, kitchen, two double bedrooms, bathroom (with shower).

VIEWING

By appointment with Purdie & Co. 0131 346 7240.



Purdie & Co
**Solicitors &
Estate Agents**

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Fords Road is located to the west of the city centre which can be easily accessed via a frequent tram and bus service that run close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is close to excellent shopping facilities that include a 24hr ASDA, the Edinburgh West Retail Park and a Sainsbury's superstore. The area boasts a wide variety of recreational facilities that include a newly revamped Saughton Park, walks along the Water of Leith Walkway and the Union Canal, the Corn Exchange Village and a couple of gyms.

A shared path to the external covered stairs leads up to the front door on the left hand side. This in turn opens on to the hall with laminate flooring and a handy overhead washing pulley.

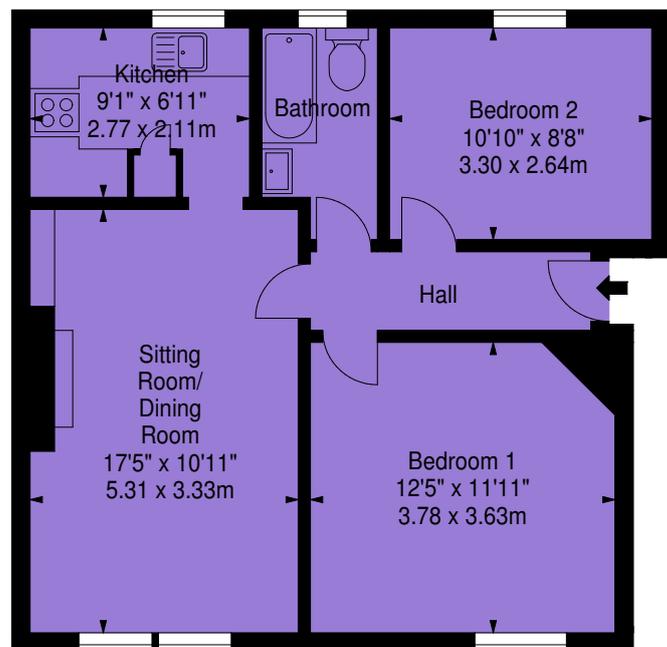
The sitting room / dining room has attractive views to the front of the property and is well proportioned with a mantel piece and tiled insert forming a focal point in the room. Practical high level shelving has been fitted on two walls for additional storage space. Adjacent to the room is the modern fitted kitchen with a stylish combination of wall and base mounted units with a contrasting wood effect worktop. Ceramic tiling forms the splashback. The integrated appliances will be included in the sale. There are two well-proportioned double bedrooms, one to the front and one to the rear. The bathroom is fitted with a three piece white suite comprising; bath (with shower over), WC and wash hand basin.

There is a front garden, mainly laid to lawn and paving stones with a good sized shed. There is an attractive mix of planting and flower beds with established bushes, trees and shrubs. To the rear there is a separate enclosed garden area which has a further shed and greenhouse, which has been extremely handy for home grown produce during lockdown.

**70 F1 Fords Road,
Edinburgh,
Midlothian, EH11 3HR**



Approx. Gross Internal Area
609 Sq Ft - 56.58 Sq M
For identification only. Not to scale.
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While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.



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