



11 Ferry Gait Drive  
Silverknowes, EH4 4GJ

**Deans**   
Solicitors & Estate Agents LLP





## MID-TERRACED TOWNHOUSE

- Sitting Room
- Family Room/Bedroom
- Dining Kitchen
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Driveway
- EPC Rating- C

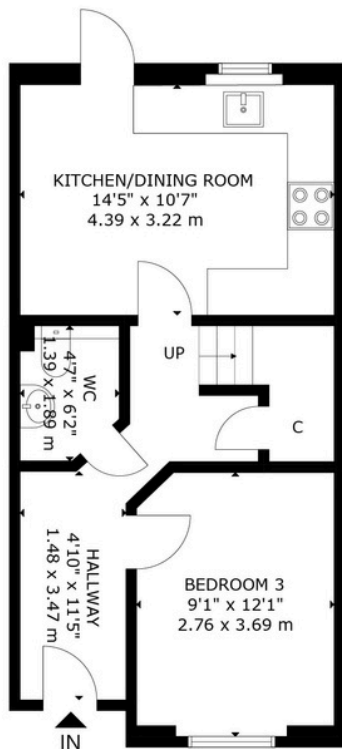


Forming part of an established modern development, this tastefully presented mid terraced townhouse is located within the sought after area of Silverknowes. There are day to day shopping requirements close by with further specialised shopping available at Craighleith Retail Park a short drive away. The Western General Hospital is within easy reach with an excellent public transport service travelling to many parts of the City along with easy access to the motorway network. In move-in condition, the well laid out accommodation over three levels would make an ideal family home and comprises; Ground Floor: welcoming entrance hallway with WC apartment, modern dining kitchen with door to the garden and family room/bedroom. 1st Floor: light and airy sitting room with three windows providing excellent natural light and master bedroom with built-in wardrobes and en-suite shower room. 2nd Floor: three delightful bedrooms and family bathroom with white suite and shower. There is a driveway to the front providing off-street parking with a mature fully enclosed rear garden with decked patio area. Further benefits include gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the oven, hob and hood. All appliances are sold as seen with no warranty provided.

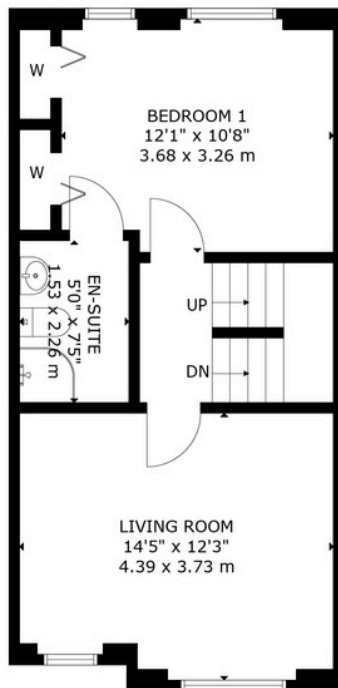




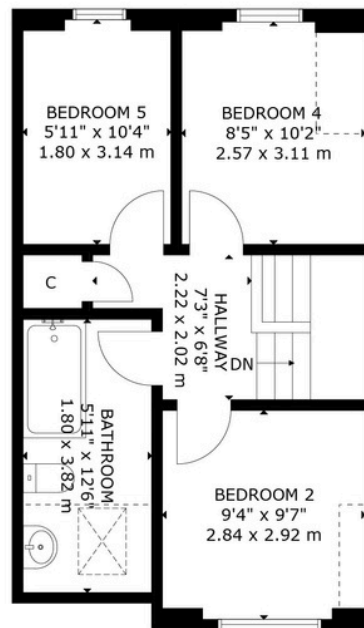




GROUND FLOOR



1ST FLOOR



2ND FLOOR



11 FERRY GAIT DRIVE, EDINBURGH EH4 4GJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,244 SQ FT / 116 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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