



1/5 Ferry Gait Crescent
EDINBURGH, EH4 4GS

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Silverknowes is a quiet and well sought after residential area set within the East of Edinburgh approximately five miles from the City Centre and within easy reach of Edinburgh International Airport and the Forth Road Bridge. Craighleith Retail Park, Ocean Terminal Shopping Centre and Hermiston Gait Retail Park are also a short drive away whilst your everyday needs are catered for by local shops at the Barnton Interchange, which includes a Sainsbury's Local. Several excellent local golf courses including the Royal Burgess, Bruntsfield Links and Silverknowes Golf Course are situated nearby and there are David Lloyd and Drumbrae Leisure facilities.

Bus services provide quick and easy access to the City Centre and other areas. For those travelling further afield there is excellent access to the Forth Road Bridge, M8, M9 and Edinburgh International Airport.

Excellent schools in both the state and primary sectors are easily accessible with Cramond Primary School, Davidsons Mains Primary School and Cargilfield Preparatory School close by with Fettes College, Edinburgh Academy, St George's, Royal High School and Erskine Stewart's Melville Schools are all an easy commute.

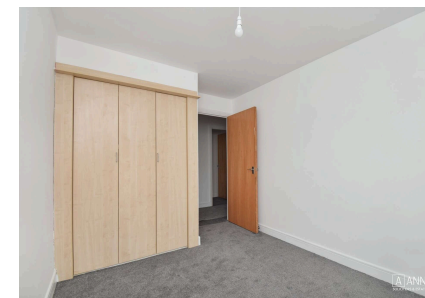
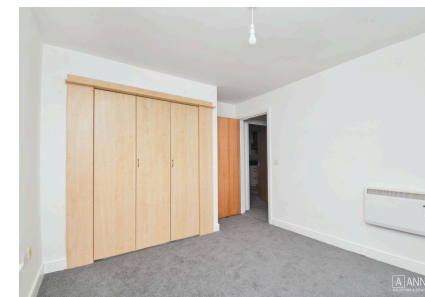
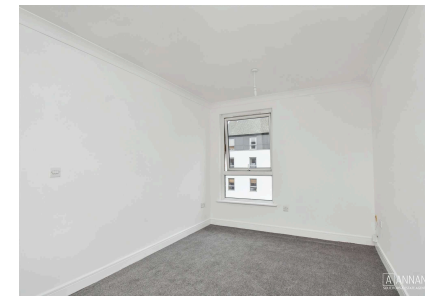
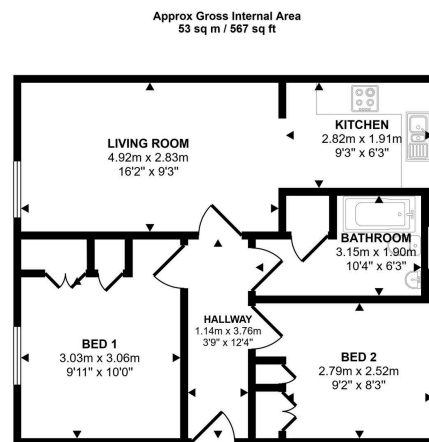
DESCRIPTION

1/5 Ferrygait Crescent is a bright and spacious second floor flat situated within a sought after development.

Entered through a secure door entry system, via a shared stair well, the accommodation comprises: entrance hall with storage off; living room / kitchen where natural daylight floods through from front to back; double bedroom one with built in wardrobes; double bedroom two and bathroom with Mira shower over bath and a window. Further benefits are double glazing, electric heating, resident's parking, great local amenities and transport links. The energy efficiency rating for this property is band C

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



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