Offers Over
£155,000

9/2 Ferry Gait Crescent

Silverknowes | Edinburgh | EH4 4GS

This attractive ground floor flat with residential parking forms part of an established residential area that is popular with first time buyers, professional couples and buy to let investors.

- 🛏 **2 Bedrooms**
- 🛋 **1 Public Room**
- 🛁 **1 Bathroom**
- 🚗 **Residents Parking**
- 🌲 **Communal Gardens**
- 💡 **EPC Rating – C**
- 📄 **Council Tax Band - C**

Description

This lovely home comprises; secure entrance, welcoming hallway with useful storage, light and airy reception room to the front providing excellent natural light, spacious dining kitchen with appliances, two well proportioned double bedrooms with fitted wardrobes, and bathroom with three-piece suite and electric shower over bath. Further benefits include new electric heating system installed in 2022 and double glazing.

Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine and fridge/freezer.

Gardens, Parking & Factor

There are well cared for shared gardens and unallocated residential parking. The development is managed by Hacking & Paterson for a monthly fee of approx. £104. This includes the maintenance of communal grounds and buildings insurance.

Viewing

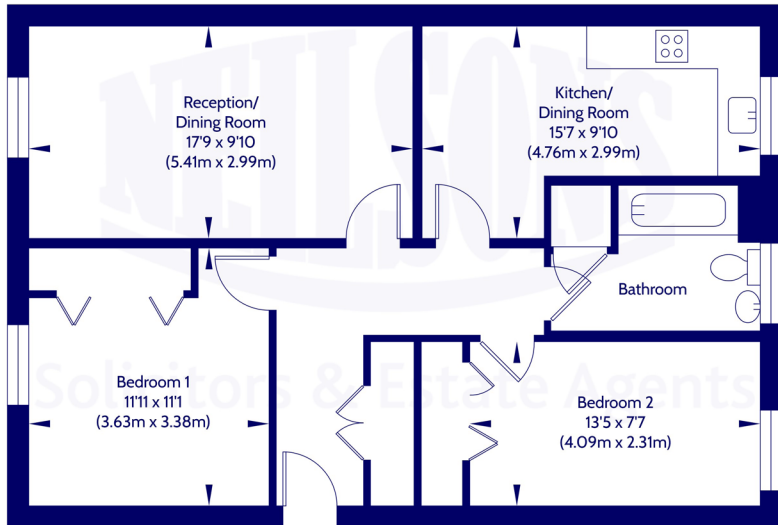By appointment through Neilsons 0131 625 2222.

Location

Silverknowes is located within an established residential area to the north west of the City. The area is ideally located for ease of access to the City by-pass, M8, M9, Edinburgh Airport and the Forth Road Bridge. Local amenities are available nearby and additional amenities can be found in the village style setting of Davidsons Mains including a Tesco metro, banks, post office services, doctor and dental surgeries. More extensive shopping facilities are at The Gyle Shopping Centre. Schools catering for all age groups are easily accessible and a variety of leisure facilities in the vicinity include golf courses, health clubs and lovely walks along the banks of the River Almond to Cramond Quayside. The area is well served by public transport which reaches many parts of the City.

Approx. Gross Internal Floor Area 69.48 Sq M / 748 Sq Ft.

Ground Floor

Reception/Dining Room
17'9 x 9'10
(5.41m x 2.99m)

Kitchen/Dining Room
15'7 x 9'10
(4.76m x 2.99m)

Bathroom

Bedroom 1
11'11 x 11'1
(3.63m x 3.38m)

Bedroom 2
13'5 x 7'7
(4.09m x 2.31m)

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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