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Offers Over

£235,000

3/4 Ferry Gait Crescent

Silverknowes | Edinburgh | EH4 4GS

This stunning and rarely available four bedroom duplex apartment forms part of an attractive modern development in the popular district of Silverknowes close to excellent amenities and transport links. The property is presented to market in true move-in condition with benefits including residents' parking, electric heating, double glazing, and excellent storage throughout.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms and WC
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

The bright and spacious accommodation comprises of; secure video entry system, welcoming hallway with under stair cupboard, fantastic open plan reception/dining room with excellent storage facilities, modern fitted kitchen with integrated appliances, good sized bedroom with fitted wardrobes and WC. Finally, the upper floor comprises of; spacious upper landing with storage, generously proportioned principal bedroom with built in wardrobes and en-suite shower room, two further good sized bedrooms, and contemporary bathroom with three-piece suite and shower over bath.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and the washing machine and fridge/freezer.

Gardens, Parking & Factor

There are well cared for shared gardens to the front and rear and unallocated residents' car parking. A factor fee is payable to Hacking & Paterson of approx. £110 per month. This includes maintenance of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

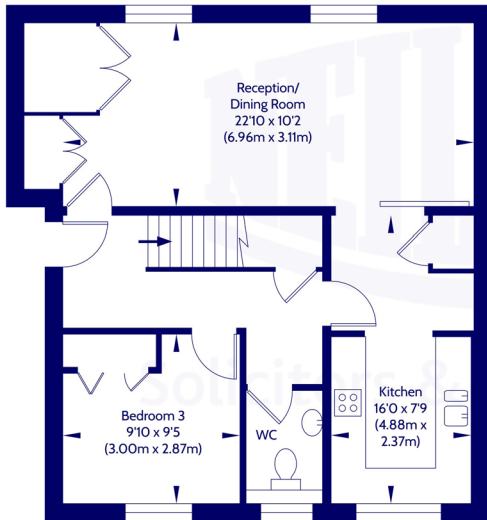
Silverknowes is located within an established residential area to the north west of the City. The area is ideally located for ease of access to the City by-pass, M8, M9, Edinburgh Airport and the Forth Road Bridge. Local amenities are available nearby and additional amenities can be found in the village 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.



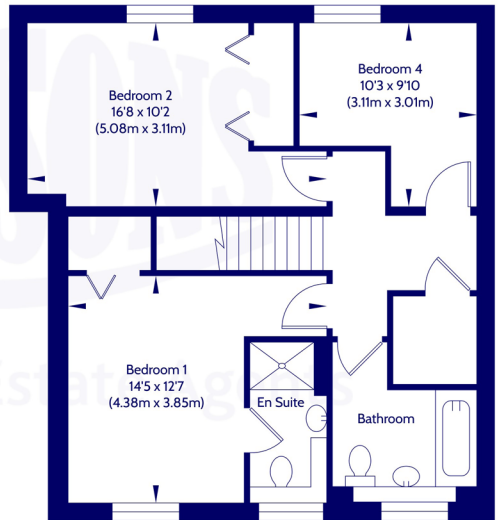


Approx. Gross Internal Floor Area 116.57 Sq M / 1255 Sq Ft.

First Floor



Second Floor



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

