



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**1 Ferry Gait Walk**  
Silverknowes, Edinburgh EH4 4GP



# 1 Ferry Gait Walk

Forming part of a sought-after factored development to the north of Edinburgh city centre, this three bedroom end-terrace villa offers an ideal home for professionals or young families. Tucked away on a short 'walk' of eight properties, the villa is set back behind a monobloc drive and has an easily maintained private garden to the rear.

As you pull into the driveway, you're immediately greeted by a welcoming entrance. The front door opens into a bright hallway, conveniently leading past a practical WC and into the elegant living room. Relax in this beautifully finished space, adorned with a neutral palette and warm wood-style flooring, offering scope for various furniture arrangements. Beyond the living room lies the sociable heart of the home: a stylish kitchen and dining room, fully equipped with modern conveniences and handy under stair storage. The dining area, perfectly positioned next to patio doors, comfortably seats six and effortlessly extends into the enclosed patio garden on those sunny days. Upstairs, an airy landing leads to three well-proportioned bedrooms. The master suite boasts a private en-suite shower room, which mirrors the sleek style of the main three-piece bathroom. The second bedroom is a spacious double, while the third bedroom is ideal as a charming children's room or a productive home office.

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## Property Summary

- Nestled with-in exclusive development
- End-terrace villa
- Hall with WC
- Beautifully presented, south facing living room
- Spacious kitchen & dining room
- Master bedroom with en-suite shower room
- Two further bedrooms
- Modern three-piece bathroom
- Gas central heating & double glazing
- Front garden (monobloc drive) & enclosed rear patio garden
- EPC Rating - C | Council Tax Band - D

**Home Report Value - £260,000**











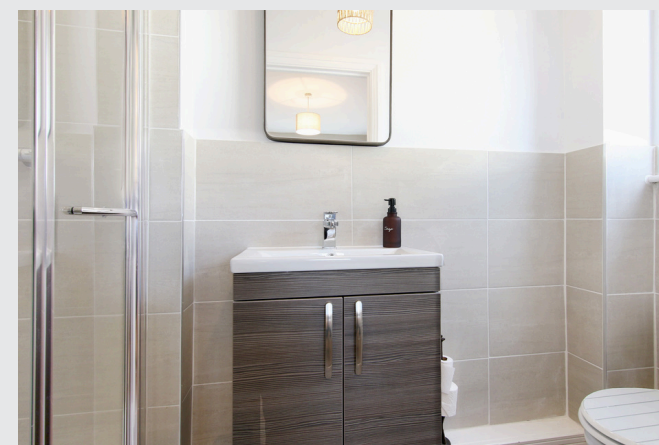
Modern  
end-terrace villa,  
in popular  
Silverknowes











The property has a monobloc drive to the front, to provide desirable private off-street parking for two vehicles.

There is an enclosed rear patio garden, paved for easy maintenance and a wooden painted shed.

This villa is a must-see for those seeking a comfortable and stylish home with great walks/runs at Silverknowes beach and promenade.

Factors: The development grounds are maintained by Hacking & Paterson, with a quarterly fee of approximately £30

Extras: all fitted floor coverings, light fittings, curtains, blinds, shed and all kitchen appliances, are included in the sale.





VIEWS TO SILVERKNOWES BEACH, THE FIRTH OF FORTH & FIFE



## Silverknowes

The property is situated in the sought after residential area of Silverknowes. It is ideally located to take advantage of excellent local amenities in Davidson's Mains including a post office, doctor's surgery, dental practice and Tesco Metro. More comprehensive shopping facilities can be found at Craigmyle Retail Park a short drive away. In terms of leisure pursuits, the area boasts the Silverknowes Promenade with stunning views over the Firth of Forth to Fife, the beach in Cramond, Cramond Island accesible via a tidal causeway, Silverknowes Golf Course and Village Urban Resort in Crewe Toll. Education is well catered for with Davidson's Mains primary school and the Royal High secondary school. The property is well placed for commuting with regular bus services providing access to the city centre as well as other parts of the city including the Gyle and Edinburgh Park. The location of the property also offers convenient access to major road networks, with Edinburgh Airport within easy reach.





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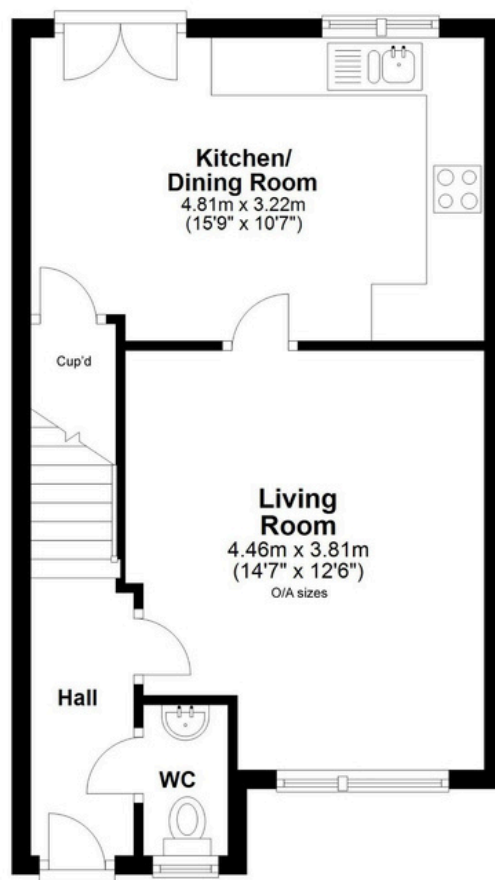


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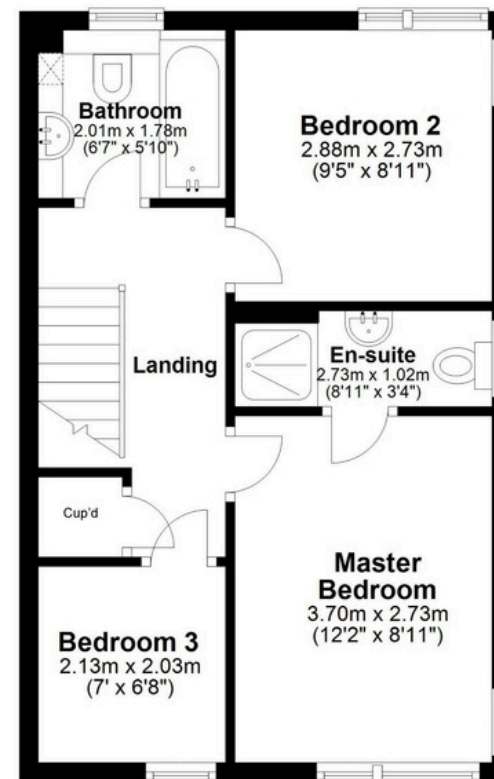
**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**

Approx. 39.3 sq. metres (423.2 sq. feet)



**First Floor**

Approx. 37.4 sq. metres (402.7 sq. feet)

**Total area: approx. 76.7 sq. metres (826.0 sq. feet)**

Floorplan for layout purposes only. Not To Scale