



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18/3 Ferry Gait Crescent

Silverknowes, Edinburgh EH4 4GR

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Forming part of a sought-after modern cul-de-sac development in Silverknowes, this immaculate two-bedroom first floor flat offers a fabulous home brimming with generous proportions, swathes of natural light and flawless interiors.

The front door opens into a bright and airy hall, where premium laminate flooring, crisp white walls and luxurious oak doors immediately exude a warm, welcoming ambience. On the right the stunning open-plan living room, dining area and kitchen is flooded with light from a two, south-west facing window. The spacious yet cosy living room provides scope for various seating arrangements, while the convivial dining area is perfect for weeknight suppers and entertaining! Neatly fitted at one end, is the sleek white kitchen including a electric hob, oven and a 'copper' finish chimney hood.

Property Summary

- First floor flat within sought-after cul-de-sac development
- South-west facing living room & kitchen
- Sleek white kitchen
- Master bedroom with built-in wardrobes & en-suite shower room
- Further double bedroom with built-in wardrobe
- Stylish three-piece bathroom
- Electric heating & double glazing
- Ample residents parking & communal garden to rear of the property
- EPC Rating - C | Council Tax Band - D

Home Report Value - £175,000







Immaculate
two-bedroom
first floor flat
with-in modern
sought-after
development





The inviting master bedroom boasts a wealth of space and features built-in wardrobes and an en-suite shower room. Presented in a calming colour palette, the second double bedroom benefits from generous proportions and a built-in wardrobe. Completing the accommodation is the stylish three-piece bathroom. The property also offers great storage in the form of a deep double hall cupboard.

Ample unrestricted residents parking within development and communal garden to the rear of the property.

Factors are Hacking and Paterson; with a monthly fee of £70 which covers general maintenance of development grounds, internal communal areas and building block insurance.

Extras: fitted floors, light fittings, curtains, blinds and all kitchen appliances, to be included in the sale.



Let us help you find your next
dream property!



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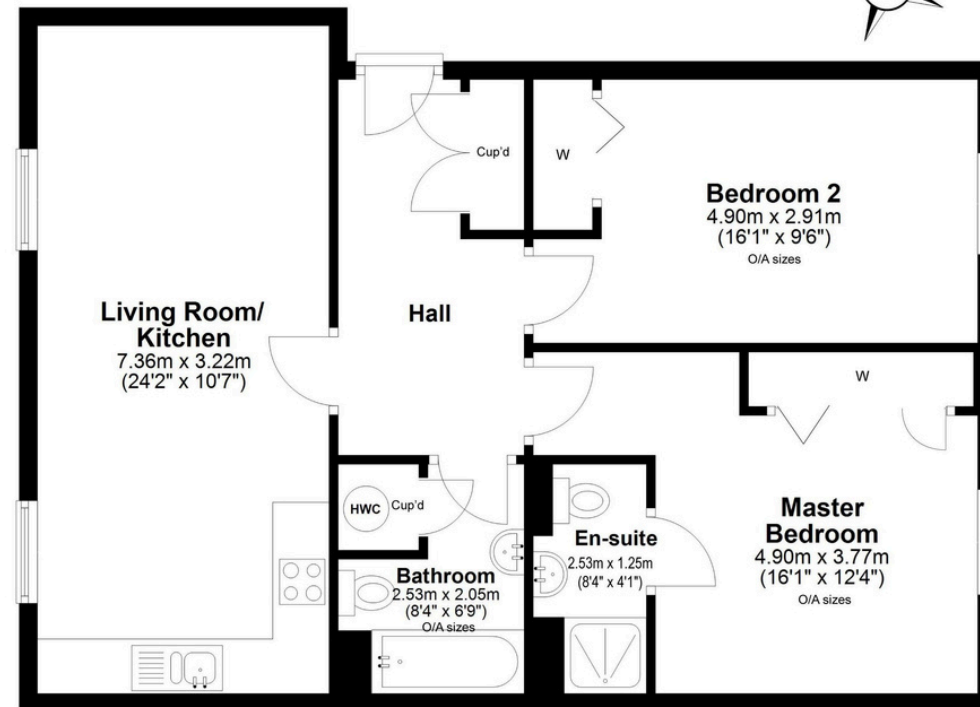
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DISCLAIMER

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.

First Floor

Approx. 72.1 sq. metres (775.9 sq. feet)



Location



SILVERKNOWES BEACH & FIRTH OF FORTH OVER TO FIFE

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 store. More comprehensive shopping facilities can be found at Craighleith Retail Park a short drive away. In terms of leisure pursuits, the area boasts the Silverknowes beach and promenade with stunning views over the Firth of Forth to Fife, Cramond Island is accessible via a tidal causeway, and lovely Cramond village for a leisurely lunch. Silverknowes Golf Course, is close-by. 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.