



30/5 Ferry Gait Drive
SILVERKNOWES | EDINBURGH | EH4 4GJ


warners
solicitors & estate agents



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Beautifully presented and bright, two-bedroom, second floor apartment, set in an established, modern, residential development. Located in the popular Silverknowes area, to the north-west of Edinburgh the property allows for an abundance of natural light with a lovely flow and feel and comprises of an entrance hallway giving access to all rooms and features fantastic built in storage options and the security handset. Generous front facing lounge which is open plan to the modern kitchen with space for appliances, two double bedrooms, both with fitted wardrobes and the principal with en-suite shower room with electric shower, and a bathroom with white three piece suite and shower attachment. The property further benefits from double glazing, electric heating, and a secure entry system. Externally, there is ample surrounding residents' and visitors' parking, and well kept communal grounds within the factored development.

- Beautifully presented second floor flat
- Welcoming entrance hallway with storage
- Bright living/dining/kitchen with open outlook
- Two double bedrooms with fitted wardrobes
- Principal en-suite shower room
- Double glazing
- Electric heating
- Security entry system
- Ample residents' and visitors' parking

Included in the sale will be the fridge freezer, washing machine, cooker, light fittings, curtains and blinds, and a set of drawers in the bedroom.

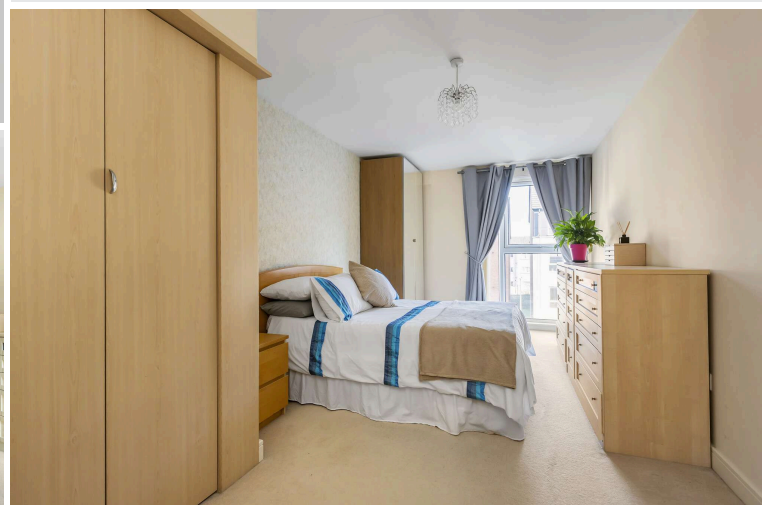
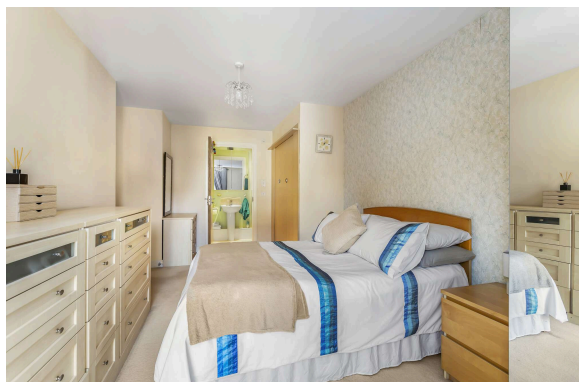
Factor fees are approx £68 per month.

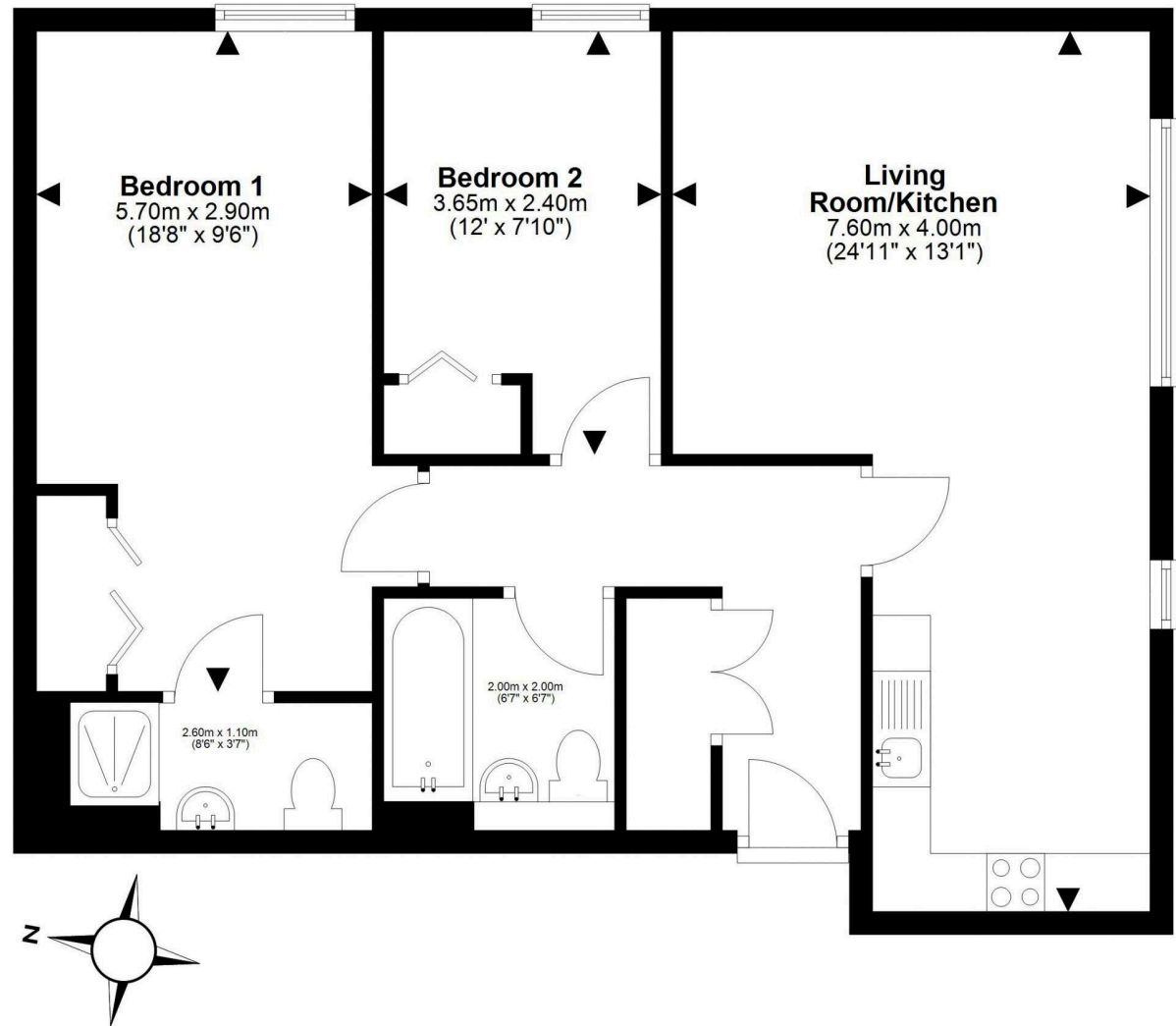
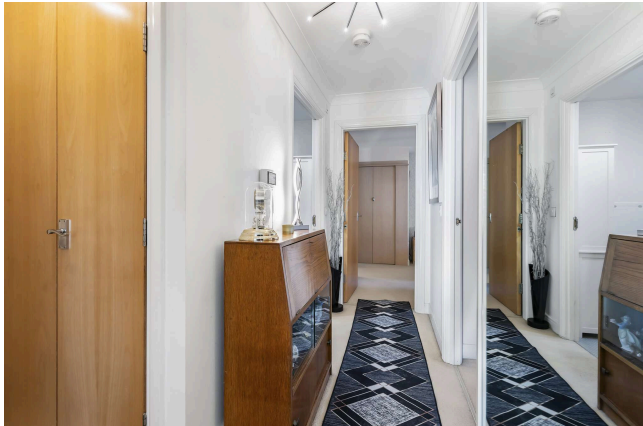
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



EPC Rating B. Factor fee £68 per month.

Silverknowes is a popular residential district to the north of Edinburgh within easy reach of the City Centre. First class local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craighleith retail parks. Good local schooling is available at nursery, primary and secondary levels. Regular bus services operate to and from the City Centre and for those who commute throughout the region there are excellent access routes to Edinburgh City Bypass, the M8/M9 motorway system and Forth Road Bridge. Leisure facilities include established clubs and organisations, a golf course and Health and Sports Club.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.