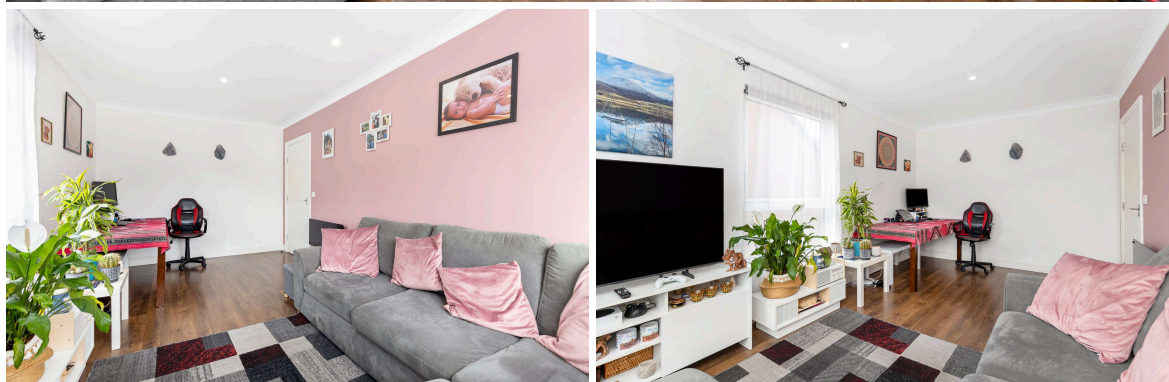




5/7 Ferry Gait Crescent
SILVERKNOWES | EDINBURGH | EH4 4GS

warners
solicitors & estate agents



5/7 Ferry Gait Crescent, SILVERKNOWES | EDINBURGH | EH4 4GS

A bright and well-proportioned top floor apartment with residents' parking, forming part of a popular modern development in a quiet and established residential setting.

The property offers spacious and well-presented accommodation throughout, with the added benefit of a separate kitchen and dining area. Flooded with natural light, the apartment combines comfortable living space with practical modern features.

The accommodation comprises a secure shared entrance, welcoming hallway, generous sitting room, fitted kitchen/dining room, two well-proportioned double bedrooms including a principal bedroom with en-suite shower room, and a contemporary family bathroom. Further benefits include electric heating, double glazing, and bespoke made-to-measure blinds throughout.

- Bright and spacious top floor apartment.
- Popular modern development.
- Quiet established residential location.
- Separate kitchen/dining room.
- Two double bedrooms with principal en-suite.
- Residents' parking, double glazing & bespoke blinds.

Council Tax D. Energy Rating C.

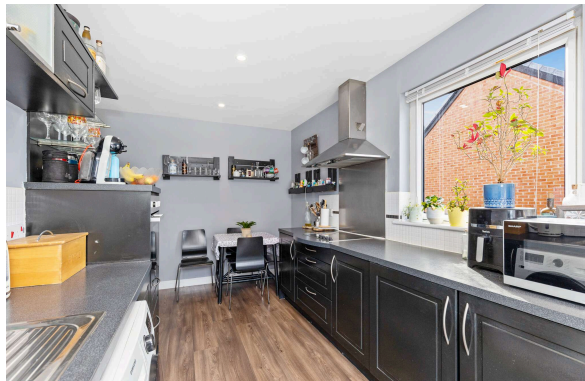
Factor fee payable to Hacking & Paterson Management Services, approx £90 per month, deposit approx. £450.

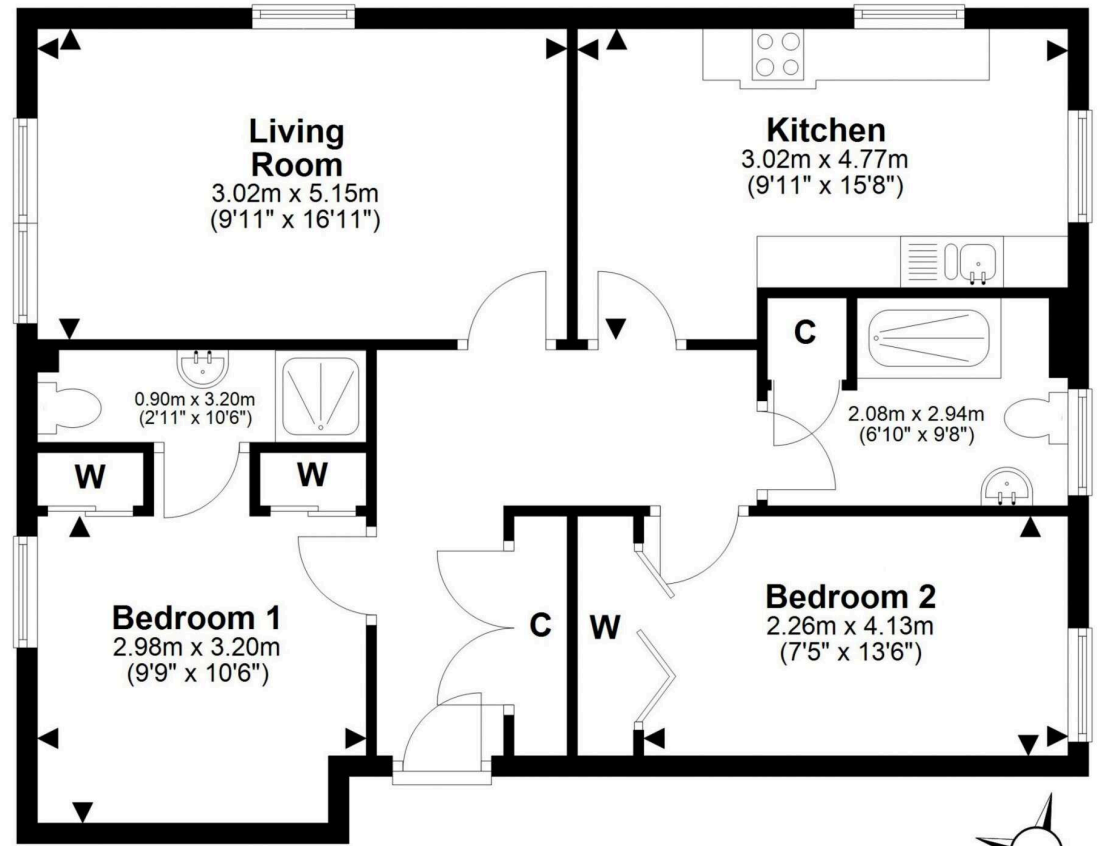
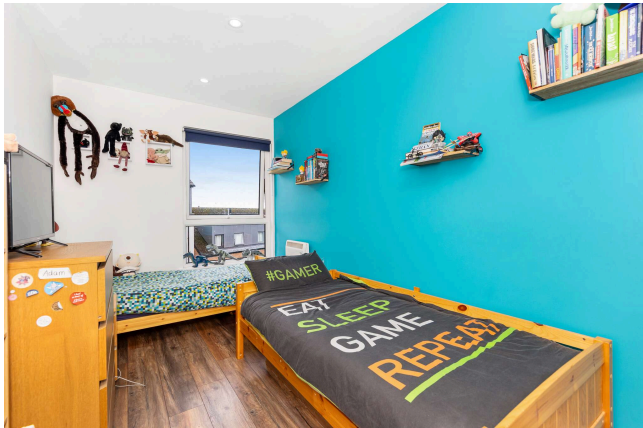
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, dishwasher, blinds and ceiling light fixtures will be included in the sale.

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 Craigleith 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.





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

