

15 Ferry Gait Drive, Silverknowes, Edinburgh, EH4 4GJ



Description

Particularly appealing mid-terraced townhouse in Silverknowes offering two reception rooms, a dining kitchen, four bedrooms, a bathroom, a shower room, and a separate WC, plus a low-maintenance garden and a private driveway. The house forms part of an attractive modern development close to excellent amenities, transport links, and under four miles from the heart of the capital.

Features

- Mid-terraced townhouse in Silverknowes, with well-presented, modern interiors
- Southwest-facing living room
- Dining kitchen with access to rear, and a separate formal dining room/sitting room
- Principal bedroom with built-in wardrobe and en-suite shower room
- Three further bedrooms
- Low-maintenance rear garden, plus a private front driveway
- Gas central heating and double glazing

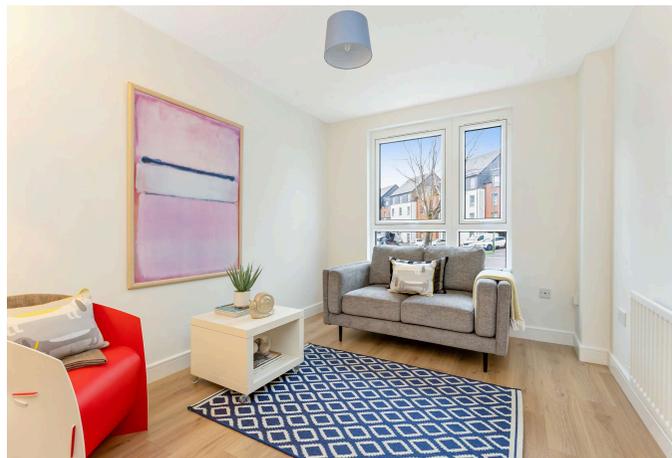
Extras

The oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

EPC Rating: C

Factor

The development is factored by Hacking & Paterson Management Services for approx. £13 per month. This includes maintenance of communal areas.



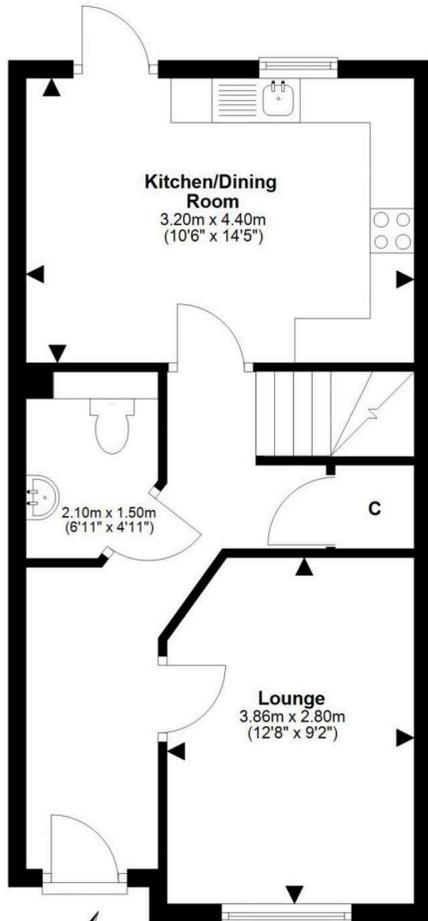
Location

Silverknowes is a popular area northwest of Edinburgh's City Centre. Enjoying excellent leisure and recreational opportunities with the picturesque Lauriston Castle, Silverknowes Beach, and Cramond foreshore nearby offering panoramic Firth of Forth views and peaceful walks. Silverknowes Golf Course, The Royal Burgess Golf Course, and Barnton Park Lawn Tennis Club all offer further superb opportunities for outdoor recreation. Drumbrae Leisure Centre minutes from the property has a swimming pool, gym, and fitness classes, and there are further impressive facilities at David Lloyd Health Club in Corstorphine. When it comes to dining there is a variety of restaurants and bars on offer in nearby Corstorphine. There are a good variety of amenities to meet daily shopping needs in the village like neighbourhood of Davidson's Mains. Larger shopping requirements are met at Tesco only a few minutes from the property, as well as Waitrose at Comely Bank and Craigleith Retail Park which houses a Sainsbury's and a Marks and Spencer. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport are all easily accessible.

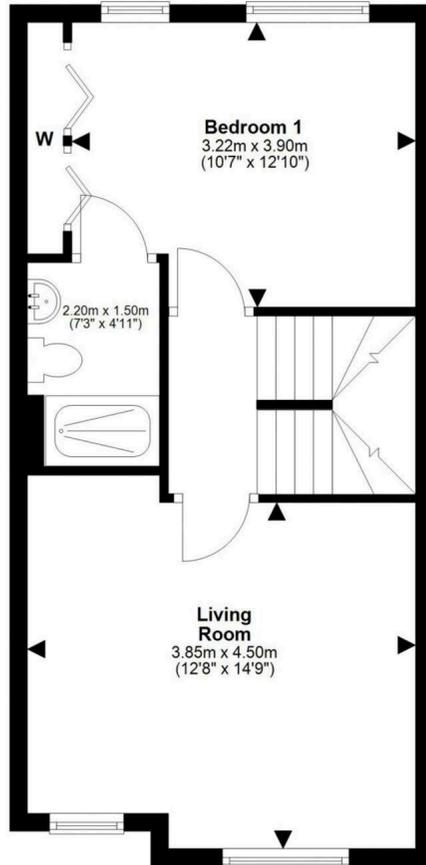
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

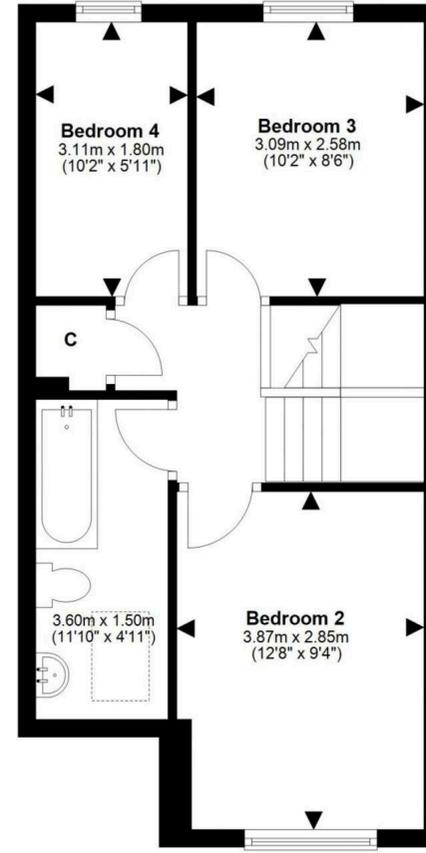




Ground Floor



First Floor



Second Floor

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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

