










Offers Over
£170,000

4/3 Ferry Gait Crescent

Silverknowes | Edinburgh | EH4 4GR

A fantastic opportunity has arisen to purchase this impressive, first floor flat with residential parking, forming part of a modern development, situated in an established residential area that is popular with first time buyers, professional couples and buy to let investors.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The property is presented to the market in true walk-in condition and briefly comprises: a secure entry system, a welcoming hallway with convenient storage, and a bright, spacious reception room to the front, flooded with natural light. The stylish fitted kitchen features a range of modern base and wall-mounted units along with a mixture of integrated and freestanding appliances. There is a generously sized principal bedroom complete with fitted wardrobes and an en-suite shower room, a well-proportioned second double bedroom, and a contemporary bathroom fitted with a three-piece suite and shower over the bath. Additional benefits include an electric heating and double glazing throughout.



Extras

All the fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen. Furniture can be included with separate negotiation.

Gardens, Parking & Factor

There are well cared for shared gardens and unallocated residential parking. The development is managed by Hacking & Paterson for a monthly fee of approx. £80-£90. This includes the maintenance of communal grounds and buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





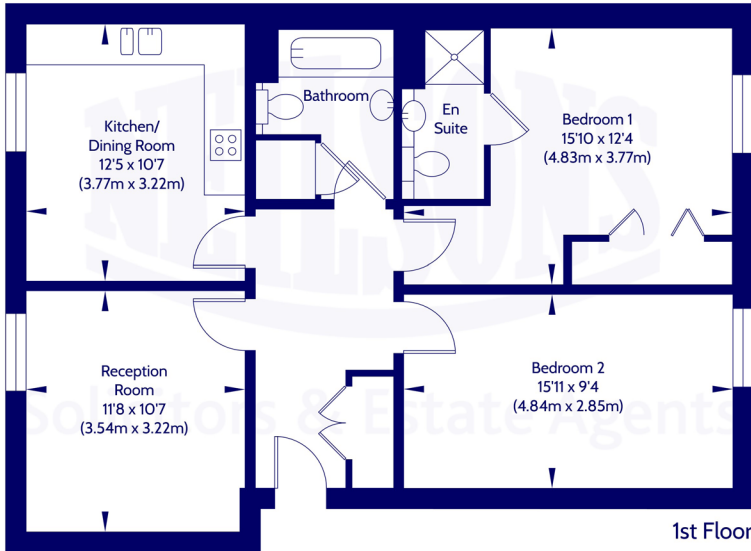
Location

Silverknowes is located within an established residential area to the north west of the City. The area is ideally located for ease of access to the City by-pass, M8, M9, Edinburgh Airport and the Forth Road Bridge. Local amenities are available nearby and additional amenities can be found in the village style setting of Davidsons Mains including a Tesco metro, banks, post office services, doctor and dental surgeries. More extensive shopping facilities are at The Gyle Shopping Centre. Schools catering for all age groups are easily accessible and a variety of leisure facilities in the vicinity include golf courses, health clubs and lovely walks along the banks of the River Almond to Cramond Quayside. The area is well served by public transport which reaches many parts of the City.





Approx. Gross Internal Floor Area 72 Sq M / 778 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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