



**8/7 Ferry Gait Crescent
Silverknowes, EH4 4GR**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

TWO-BEDROOM, THIRD FLOOR FLAT



This attractive, two-bedroom, third floor flat is situated in an established, modern development in the popular Silverknowes area of Edinburgh, close to local amenities, green spaces and excellent transport links. The property has been nicely decorated throughout and is in move in condition, ideal for a first-time buyer or an investment opportunity. The accommodation consists of a communal stair and entry phone system, a hall, with storage, a bright and airy, open plan, kitchen/dining/living room, with a good range of modern, black, fitted units, appliances, a breakfast bar and plenty of space for seating. There is a double bedroom, with a fitted wardrobe, a good-sized single bedroom, with a view to the Firth of Forth and a smart bathroom. There are well kept communal grounds and residents parking.

- Communal stair with entry phone
- Hall with storage
- Open plan kitchen/dining/living room
- Two bedrooms
- Bathroom
- Double glazing
- Electric heating
- Communal grounds
- Residents parking

Factored by Hacking and Paterson - approx. £200 per quarter, which includes: buildings insurance, management fee, stair cleaning, communal maintenance





SILVERKNOWES

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.



Extras

All fitted floor coverings, light fittings, oven, hob, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

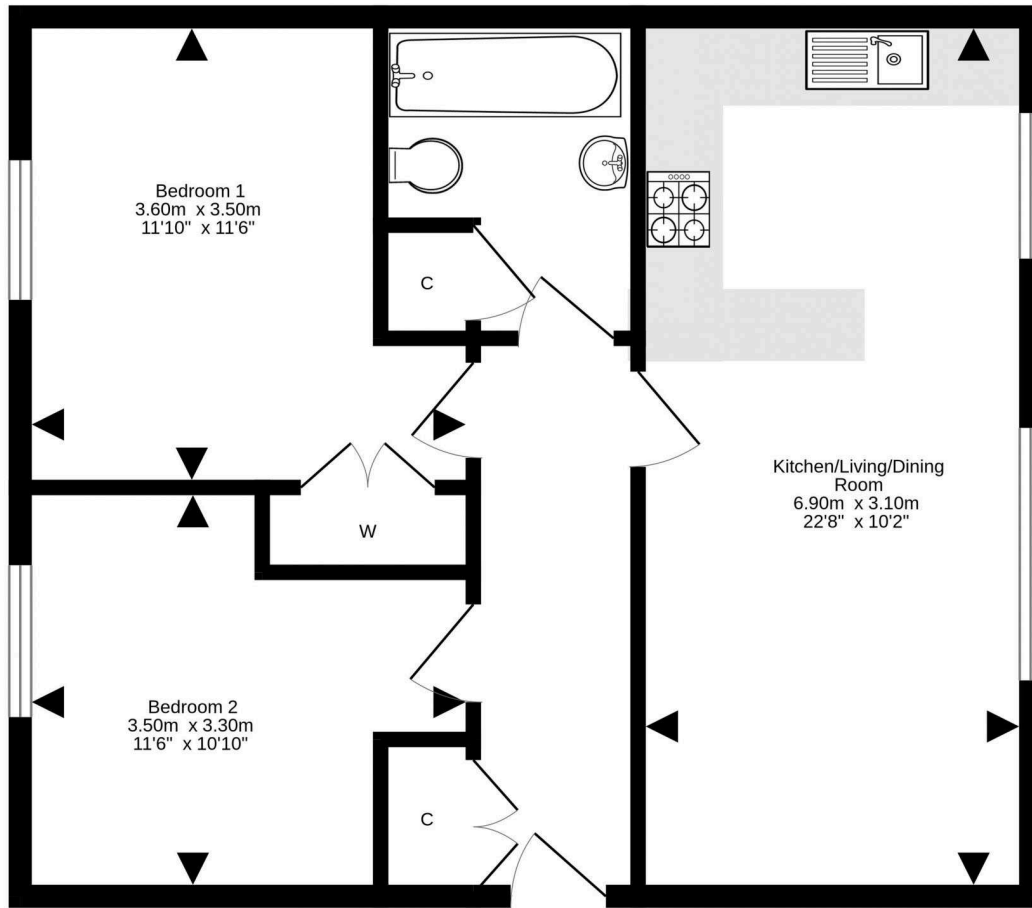
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Home Report Valuation

£155,000

EPC Rating

D



TOTAL FLOOR AREA : 53.7 sq.m. (578 sq.ft.) approx.
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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