

COULTERS<sup>®</sup>

WELCOME TO:

# FERRY GAIT CRESCENT

12/4 Ferry Gait Crescent, Edinburgh, EH4 4GR



## FERRY GAIT CRESCENT AT A GLANCE:



Residential  
Silverknowes location



Apartment with  
parking



Open-plan living/  
dining/kitchen



Close to Cramond and  
Silverknowes Beach



Muirhouse Park  
nearby



Excellent local  
amenities

## EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Situated in the popular location of Silverknowes minutes from Davidson's Mains, this is a bright apartment on the first floor of an established development. Well-presented it enjoys an east-west-facing aspect and comfortable interiors, along with residents' parking and shared landscaped grounds. Close to picturesque open spaces, renowned golf courses, and only a short drive from Stockbridge and the City Centre, this is a perfect opportunity for a professional or investor.

- Bright dual-aspect open-plan living/breakfasting kitchen with large twin windows and a tasteful décor.
- Breakfasting kitchen with integrated appliances include an extractor hood, oven, and hob.
- Spacious and bright principal double bedroom with built-in wardrobes. The en-suite shower room includes a WC and washbasin.
- Second good-sized double bedroom with a built-in wardrobe.
- Partially tiled bathroom with three-piece white suite including bath, WC, and washbasin.
- Electric heating and double glazing throughout.
- Shared landscaped grounds.
- Residents' parking.





## LOCATION, LOCATION, LOCATION:

Situated in the residential location of Silverknowes north-west of Edinburgh City Centre, Ferry Gait Crescent enjoys access to a variety of leisure and retail amenities. Ravelston Golf Club and Silverknowes Golf Club are both a short drive as is Silverknowes Beach, Lauriston Castle, and picturesque Cramond with its promenade cafés, waterfront walks, and cycles.

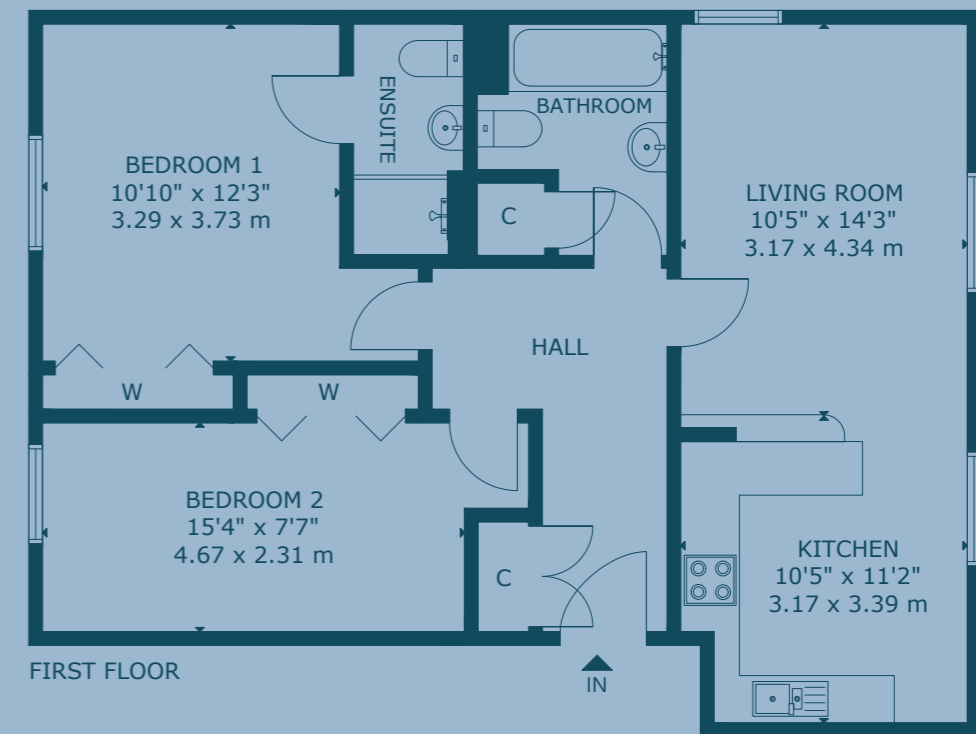
For indoor recreation, the award-winning Westwoods Health Club and The Village Hotel have fitness classes, state-of-the-art gyms, and swimming pools. Cosmopolitan Stockbridge, a ten-minute drive boasts renowned restaurants and bars including The Raeburn, The Scran and Scallie, and La Bocca along with an excellent array of independent retailers. Daily shopping

needs are met on Silverknowes Road whilst Davidson's Mains has a Tesco supermarket, cafés, a pharmacy, post office, and more. Craigleith Retail Park houses a Sainsbury's supermarket along with a Marks and Spencer, and there is a Morrisons just off Ferry Road.

The property lies in the catchment area of Craigroyston Primary School and Craigroyston Community High School. Some of Edinburgh's finest private schools nearby include Fettes College, and The Edinburgh Academy. Benefitting from excellent transport links, regular bus services take you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport, are all easily accessible.



## FLOOR PLAN:



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Approx. Gross Internal Area

772 Sq Ft - 72 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

