

SILVERKNOWES

40 FERRY GAIT DRIVE  
SILVERKNOWES  
EH4 4GJ



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EPC RATING: C

OFFERS OVER £270,000

## PROPERTY DESCRIPTION

- Wide open hallway with understairs cupboard
- Flexible ground floor family/dining room to front
- Breakfasting kitchen with wide range of units & appliances, space for a dining table and access out to the rear garden
- Downstairs shower room with electric shower, sink, wc & storage
- Bright & spacious first floor living room with twin windows & lots of space for relaxing
- Good sized master bedroom on first floor with twin windows, leading to
- Ensuite shower room with mains shower, vanity sink, wc & storage
- Two double and one single second floor bedrooms
- Large family bathroom with velux window and bath with mains shower over, vanity sink unit, wc, heated towel rail & storage
- Gas central heating & upvc double glazed windows
- Rear garden with patio, lawn & two sheds
- Drive to the front with off street parking, together with free on street parking



## VIEWING

By appointment pls call

Jardine Phillips

0131 4466850



## SPACIOUS FOUR BED TOWNHOUSE WITH FLEXIBLE ACCOMMODATION IN POPULAR SILVERKNOWES LOCATION

This super family home has loads of reception space - perfect for entertaining - together with numerous bedrooms & bathrooms - ideal for family living. The property also benefits from a drive to the front for off street parking and a sunny rear garden. Located in Silverknowes with its local shopping & amenities, close to The Gyle and Craigleith for a wider range of shopping & amenities. Easy travelling distance into the city centre via the numerous bus routes.

### AREA

Silverknowes is a popular residential district to the north west of Edinburgh, within easy reach of the City Centre. First class local shopping is available just a few minutes away at either Silverknowes Road or the village of 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 & Sports Club. The property is also located close to

the excellent walks and open spaces at Cramond Shore and Corstorphine Hill.

### EXTRAS

The blinds/curtains, light fittings, garden sheds, gas hob, double oven and cooker hood are included in the sale.

### HOME REPORT VALUATION

£275,000

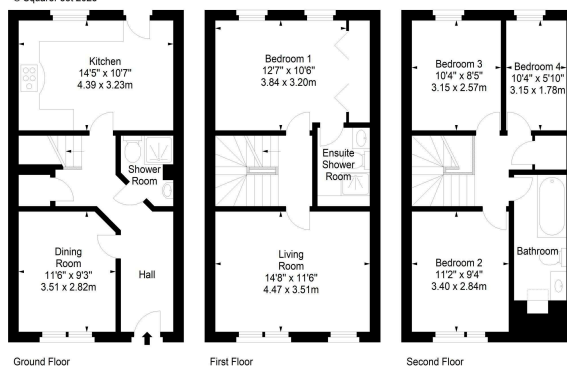


Family/dining room	11'6 x 9'3 (3.51 x 2.82m)
Breakfasting kitchen	14'5 x 10'7 (4.39 x 3.23m)
Living room	14'8 x 11'6 (4.47 x 3.51m)
Bedroom 1	12'7 x 10'6 (3.84 x 3.20m)
Bedroom 2	11'2 x 9'4 (3.40 x 2.84m)
Bedroom 3	10'4 x 8'5 (3.15 x 2.57m)
Bedroom 4	10'4 x 5'10 (3.15 x 1.78m)

Ferry Gait Drive,  
Edinburgh, EH4 4GJ



Approx. Gross Internal Area  
1303 Sq Ft - 121.05 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

