



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**56 FERRY GAIT DRIVE**  
Silverknowes, Edinburgh, EH4 4GJ



Enjoying beautifully presented, contemporary interiors, this mid-terraced townhouse in Silverknowes offers 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.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher, as well as a washing machine, will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

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## FEATURES

- Mid-terraced townhouse in Silverknowes
- Well-presented, modern interiors
- Entrance hall with storage and WC
- Southwest-facing living room
- Formal dining room
- Contemporary dining kitchen
- Principal bedroom with built-in wardrobe and en-suite shower room
- Three further bedrooms
- Family bathroom with shower-over-bath
- Low-maintenance rear garden
- Private front driveway







"THIS FOUR-BEDROOM, TWO-BATHROOM (PLUS A SEPARATE WC) TOWNHOUSE IN SILVERKNOWES REPRESENTS AN IDEAL HOME FOR FAMILIES."





EPC RATING:

B

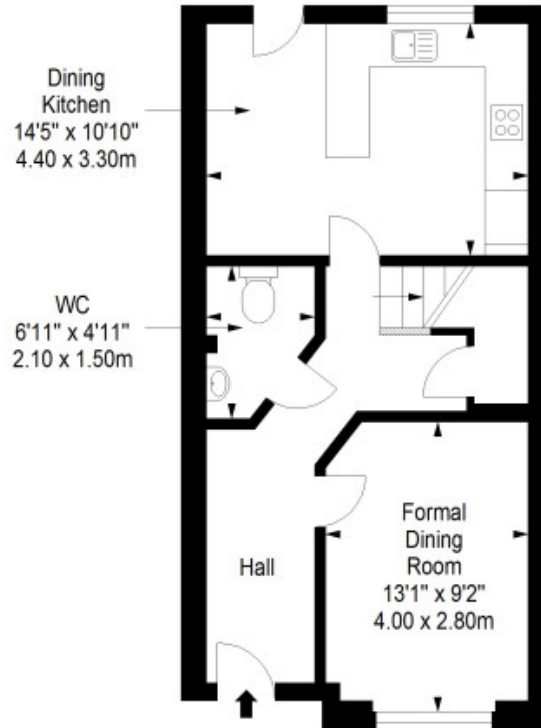
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

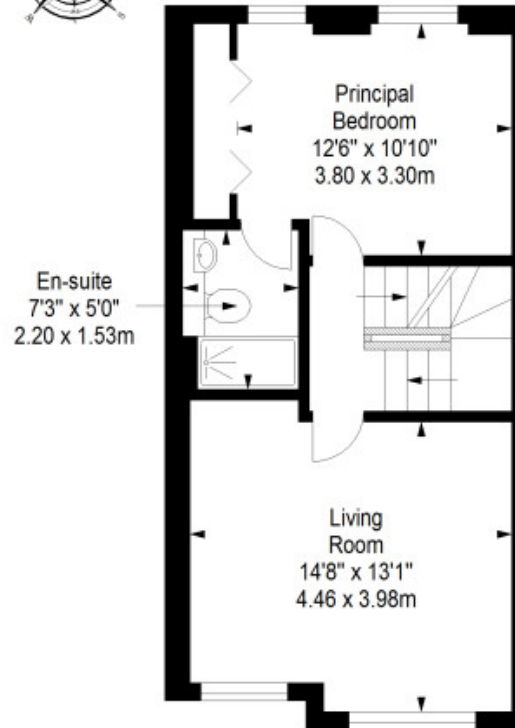
### Ground Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



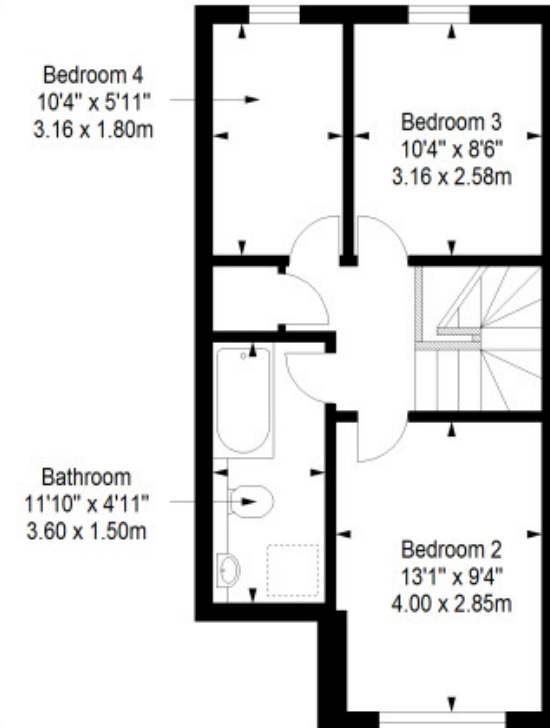
### First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



### Second Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 123.4 sq. metres (1328.3 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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