



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3/7 Ferry Gait Place

Silverknowes, Edinburgh, EH4 4GN

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Forming part of a modern development in Silverknowes, this two-bedroom third/top-floor flat is immaculately presented in a move-in condition, with stylish, modern interiors and contemporary fixtures and fittings throughout. The development is set in landscaped communal grounds and offers unrestricted parking. The flat and its location, close to a good range of amenities, transport links, and open spaces, are sure to appeal to a wide demographic.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The furniture is also available by separate negotiation.



Property Summary

- Third/top-floor flat in Silverknowes
- Well-presented, contemporary interiors
- Secure shared entrance and stairwell
- Welcoming hall with built-in storage
- Open-plan living room/kitchen
- Two bedrooms with built-in wardrobes
- Attractive bathroom with shower-over-bath
- Landscaped communal grounds
- Unrestricted parking
- Electric heating and double glazing
- EWS1 is available
- EPC Rating - C | Council Tax Band - C





Well-presented, contemporary interiors, an open-plan living room/kitchen and two bedrooms with built-in wardrobes



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dream property!



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 **CHARTERED FIRM**

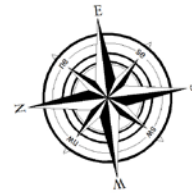
  

DISCLAIMER

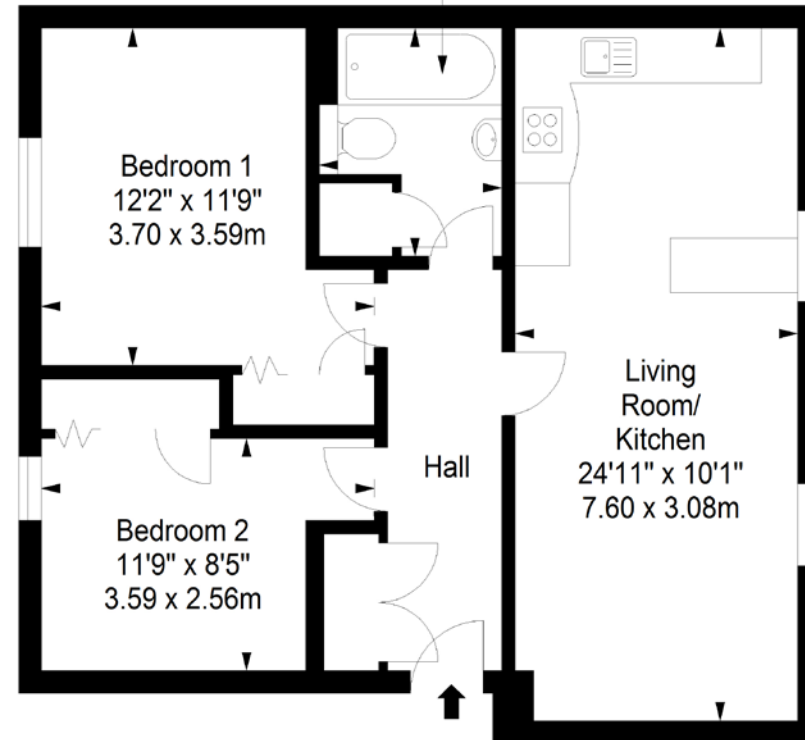
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Third Floor

Approx. 60.1 sq. metres (646.9 sq. feet)



Bathroom
8'2" x 6'7"
2.50 x 2.01m



Total area: approx. 60.1 sq. metres (646.9 sq. feet)