



RALPH SAYER
SOLICITORS & ESTATE AGENTS

7/4 Ferry Gait Place

Silverknowes, Edinburgh EH4 4GN

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Forming part of a sought-after factored development to the north of Edinburgh city centre, this two bedroom first floor flat offers an ideal home for first-time buyers or an appealing rental investment. Nestled in a tranquil cul-de-sac with central 'green', the apartment benefits from well-maintained communal grounds, as well as ample residents' parking.

Welcoming you into the first floor apartment is a light and airy entrance hall with a useful storage cupboard. Positioned to the front, the dual aspect living room, offers scope for a comfortable sitting area. Semi-open plan and zoned by a convivial breakfast bar, is a well-appointed kitchen, which is fitted with ideal storage and workspace and replete with a built-in electric hob, oven and S/S chimney hood. Returning to the hall and into the lovely dual aspect master bedroom, which is flooded with light from twin glazed units: one a door, opening onto a Juliet balcony. This space boasts built-in wardrobes and an en-suite shower room. The second double bedroom also has built-in wardrobes and ample floor space. Finally, there is a pristine three-piece bathroom.

Property Summary

- Located in sought-after Silverknowes
- Dual-aspect living room, semi-open to kitchen
- Modern fitted kitchen with convivial breakfast bar
- Master bedroom with en-suite shower room & built-in wardrobes
- Further double bedroom with built-in wardrobe
- Attractive three-piece bathroom
- Electric heating & double glazing
- Well maintained communal grounds
- Ample un-restricted residents parking
- EPC Rating - C | Council Tax Band - D

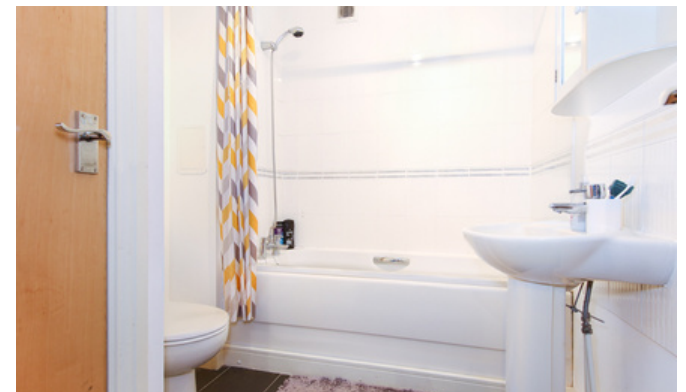
Home Report Value - £ 175,000







First floor,
two bedroom
apartment, with
bright & airy
accommodation





Residents enjoy access to well-tended communal grounds and ample un-restricted residents parking.

Development is factored by Hacking & Paterson with an approximate fee of £75/pcm, this covers weekly stair cleaning and maintenance of the communal areas, as well as block buildings insurance.

Extras: all fitted floor covering, light fittings, curtains/blinds, electric hob, oven and chimney hood, to be included in the sale.

Let us help you find your next
dream property!



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First Floor
Approx. 82.6 sq. metres (888.9 sq. feet)



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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.

Location



SILVERKNOWES BEACH ON THE FIRTH OF FORTH

The property is situated in the sought after residential area of Silverknowes. It is ideally located to take advantage of excellent local amenities in Davidson's Mains including a post office, doctor's surgery, dental practice and Tesco Metro. More comprehensive shopping facilities can be found at Craighleith Retail Park a short drive away. In terms of leisure pursuits, the area boasts the Silverknowes Promenade with stunning views over the Firth of Forth to Fife, the beach in Cramond, Cramond Island accessible via a tidal causeway, Silverknowes Golf Course and Village Urban Resort in Crewe Toll. Education is well catered for with Davidson's Mains primary school and the Royal High secondary school. The property is well placed for commuting with regular bus services providing access to the city centre as well as other parts of the city including the Gyle and Edinburgh Park. The location of the property also offers convenient access to major road networks, with Edinburgh Airport within easy reach.