



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 1/2 Ferry Gait Crescent

Silverknowes, Edinburgh EH4 4GS



# 1/2 Ferry Gait Crescent

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

Welcoming you into the ground floor apartment is a light and airy entrance hall with a useful storage cupboard. Positioned to the front, the spacious living room, offers scope for various furniture arrangements. Positioned to the rear is a stylish kitchen/diner, which is fitted with ideal storage and workspace and replete with a built-in induction hob, oven and S/S chimney hood. Returning to the hall, there are two equally, well-proportioned bedrooms, both with excellent built-in wardrobes and ample floor space. Finally, there is a pristine three-piece bathroom, with built-in store cupboard and shower fitted over-bath.

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## Property Summary

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

Home Report Value - £165,000









Ground floor,  
two bedroom  
apartment,  
with generous  
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 £80 pcm, this covers weekly stair cleaning and maintenance of the communal areas, as well as block buildings insurance.

Extras: all fitted floor covering, curtains/blinds, induction hob, oven, chimney hood and washing machine, to be included in the sale.

Let us help you find your next  
**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

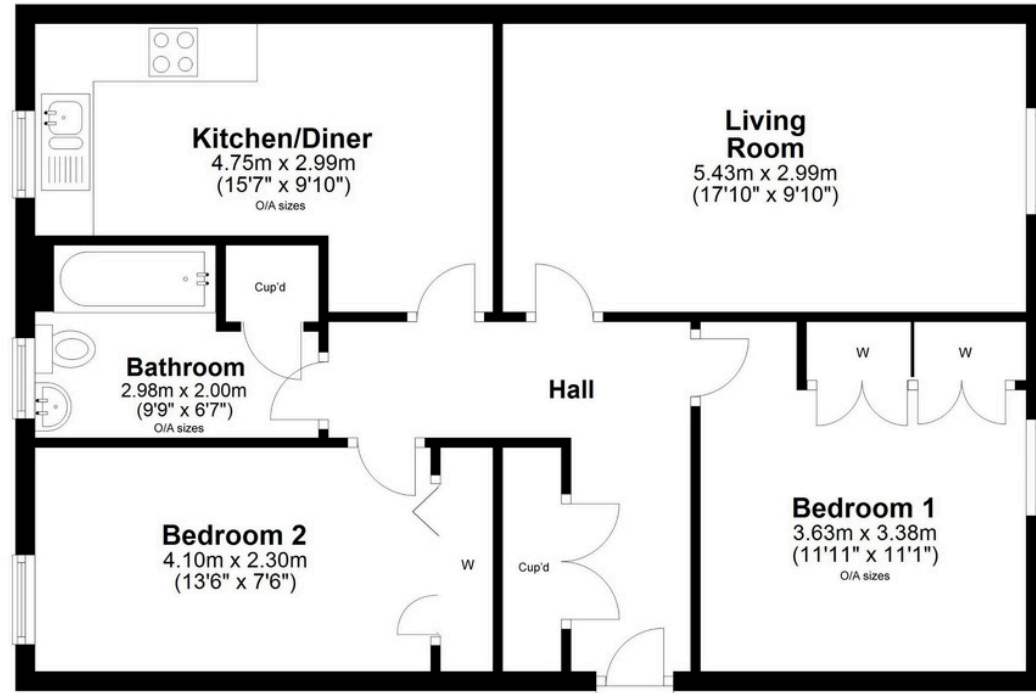
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10 Bankhead Crossway South  
Edinburgh, EH11 4EP



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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.



**Ground Floor**

Approx. 69.1 sq. metres (743.8 sq. feet)



SILVERKNOWES BEACH ON THE FIRTH OF FORTH

## Location

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.