



CLANCYS

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9/5 Ferry Gait Crescent,

Edinburgh, EH4 4GS

 1	 2	 1	 EPC C	 FREEHOLD
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Description

An excellent opportunity has arisen to acquire this attractive second floor flat with residential parking, forming part of an established residential area that is popular with first time buyers, professional couples and buy to let investors. This lovely home comprises; a secure entrance, a welcoming hallway, a light and airy open plan living/dining/kitchen, two double bedrooms with fitted wardrobes, and bathroom with three-piece suite and electric shower over bath. The property further benefits from include electric heating and double glazing. There are well cared for shared gardens and unallocated residential parking.

Factoring

The development is managed by Hacking & Paterson for a quarterly fee of approx. £200. This includes the maintenance of communal grounds and buildings insurance.

Location

Silverknowes is located within an established residential area to the north west of the City. The area is ideally located for ease of access to the City by-pass, M8, M9, Edinburgh Airport and the Forth Road Bridge. Local amenities are available nearby and additional amenities can be found in the village style setting of Davidsons Mains including a Tesco metro, banks, post office services, doctor and dental surgeries. More extensive shopping facilities are at The Gyle Shopping Centre. Schools catering for all age groups are easily accessible and a variety of leisure facilities in the vicinity include golf courses, health clubs and lovely walks along the banks of the River Almond to Cramond Quayside. The area is well served by public transport which reaches many parts of the City.

Extras

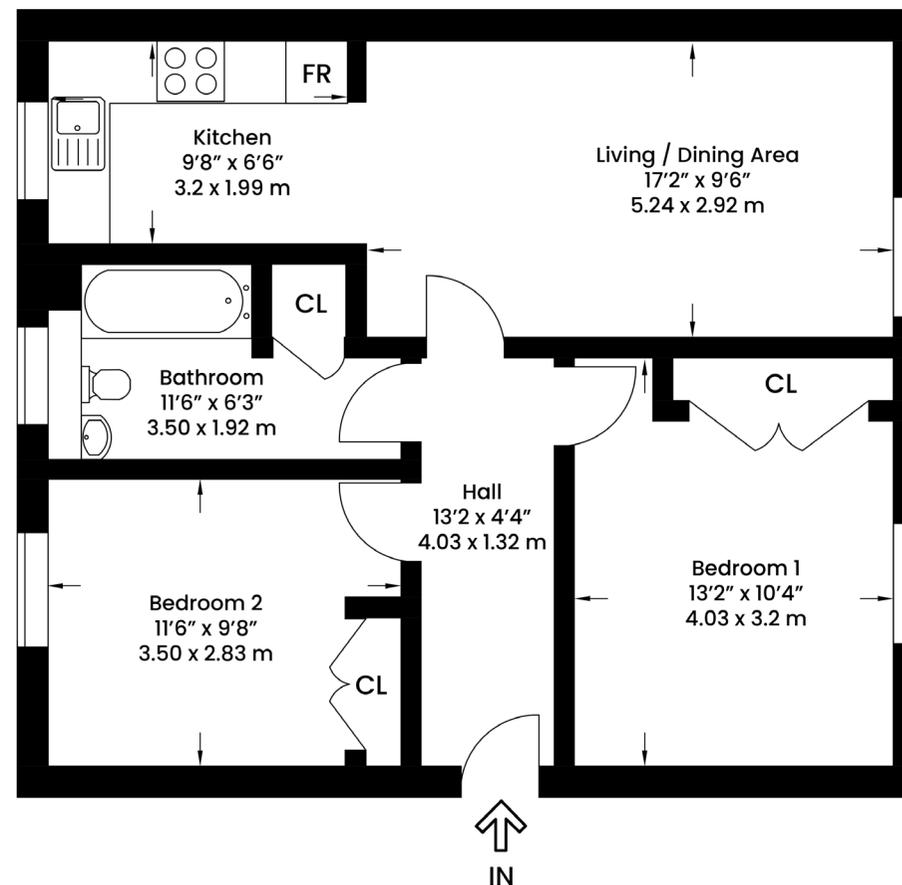
All fitted floor coverings and integrated oven, hob & hood.

Features

- Entrance hall
- Open plan living room/dining/kitchen
- 2 Bedrooms
- 1 Bathroom
- Electric heating
- Double glazing
- Shared gardens
- Unallocated residential parking
- EPC rating - C
- Council Tax Band - C
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

