



1/3 Ferry Gait Place, Silverknowes, Edinburgh, EH4 4GN

Beautifully Presented & Spacious, Four-Bedroom, First Floor Duplex Apartment

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Property Description

Beautifully presented and spacious, four-bedroom, first-floor duplex apartment, set in a modern, factored residential development. Located in the popular Silverknowes area, to the northwest of Edinburgh city centre.

Comprises an entrance hallway, an open living/dining room and kitchen, a master bedroom with an en-suite shower room, three flexible bedrooms, a family bathroom and a WC.

Highlights include a modern fitted kitchen, generous bathrooms, Juliet balconies, and excellent integrated storage. In addition, there is double glazing, electric heating, a secure video entry system, and multiple TV points.

Externally, there are ample residents and visitors parking spaces to the front and well-tended communal grounds within the development.

A welcoming entrance affords access throughout the first floor, with a generously sized dual-aspect living room offering ample space for dining, four windows enjoying plentiful natural light, carpeted flooring and four pendant light fittings. Open to the living room, with further access from the hall, the kitchen is fitted with wall and base units, stone effect worktops, a sink with drainer and a tiled surround; with appliances including an induction hob, an eye-level oven and a fridge. Completing the first floor, bedroom four is set to the rear, with wood effect flooring and a built-in wardrobe; whilst a convenient WC is set next door.

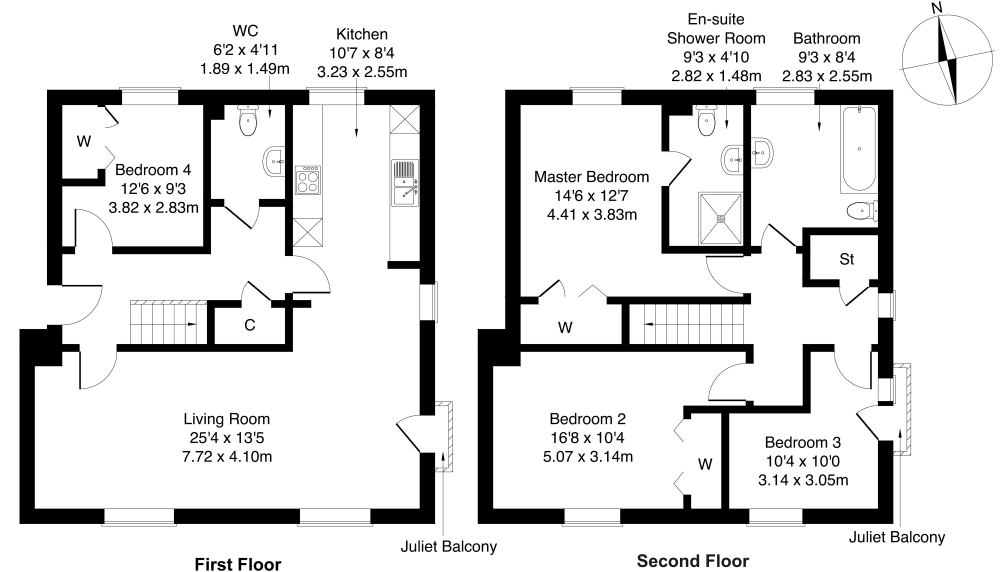
On the upper floor, the spacious master bedroom is set to the rear, finished in light neutral decor, carpeted flooring, a built-in wardrobe and an en-suite shower room; whilst two further carpeted bedrooms are set to the front, with bedroom two featuring a built-in wardrobe; and bedroom three featuring a dual-aspect including a Juliet balcony. Completing the accommodation, the family-size bathroom is fitted with a three-piece suite and partially tiled splash walls.

An EWS1 form has been obtained and can be found at the back of the Home Report.



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Approximate Gross Internal Area: (1281 sq ft - 119 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Silverknowes is an established residential area north-west of Edinburgh centre. Local shops can be found on nearby Silverknowes Road, whilst there is a Tesco Metro, Boots, banks, and post office facilities in the nearby village of Davidson's Mains. Also within close proximity is Craighleith Retail Park, which offers a wide choice of high-street stores including a Sainsbury's, Marks &

Spencer, and Homebase. With the fine walks and open spaces of Cramond shore and Corstorphine Hill, the area also benefits from a selection of well-regarded private and state schools at all levels. For the commuter, the A90, leading north to the Forth Road Bridge, is easily accessible, whilst the city bypass is approximately four miles away.





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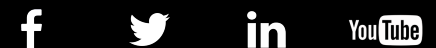
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