



14/1 Ferry Gait Crescent, Silverknowes, Edinburgh, EH4 4GR

Well Presented, Two Bedroom, Dual Aspect, Ground Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Well presented, two-bedroom, dual-aspect, ground floor flat, set in a modern, factored, residential development. Located in the popular Silverknowes area, to the northwest of Edinburgh city centre.

Comprises an entrance hallway, a living room with an open-plan kitchen, two double bedrooms and a bathroom.

Further include electric heating, double glazing, contemporary flooring; and excellent integrated storage including bedroom wardrobes.

This modern development includes a video entry system, ample unrestricted residential parking to the front and rear, and well-kept landscaped grounds.

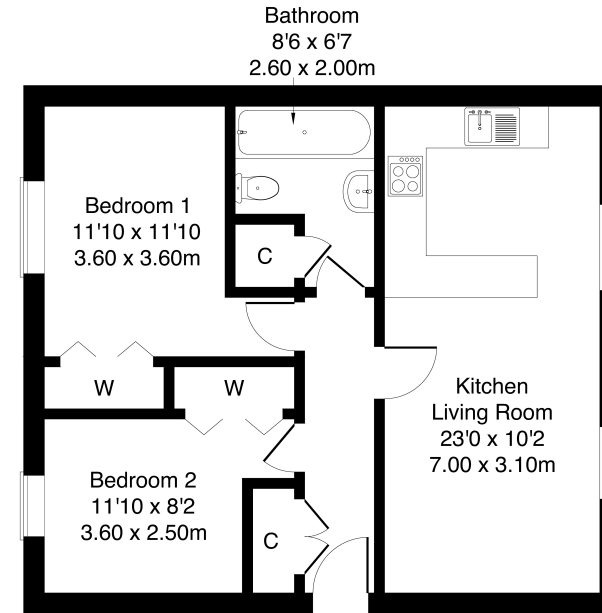
A welcoming entrance hall affords access throughout, and features a built-in storage cupboard and laminate flooring. Set to the front, the open-plan living room features two windows allowing plentiful natural light and laminate flooring for the lounge; whilst set to one side, the kitchen is fitted with wall and base units, a tiled surround, a sink with drainer; and an integrated oven and hob, and a freestanding washing machine (no warranty will be given with any of the appliances included in the sale).

Set to the rear, bedroom one offers a generous room size, a built-in wardrobe, carpeted flooring and a central light fitting; whilst bedroom two is similarly well-sized and finished, also with a built-in wardrobe, carpeted flooring and a central light fitting. Completing the accommodation, the bathroom is set internally off the hall, fitted with a three-piece suite including a shower over the bath and tiled splash walls.



14/1 Ferry Gait Crescent, Edinburgh, EH4 4GR

Approximate Gross Internal Area: (603 sq ft - 56 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 northwest 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 at 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

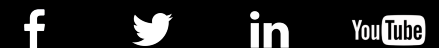
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.