



7/7 Ferry Gait Place, Edinburgh, EH4 4GN

Beautifully Presented, Two Bedroom, Corner Aspect, Third (Top) Floor Flat

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Property Description

Beautifully presented, two-bedroom, corner-aspect, third (top) floor flat, set in a modern, factored, residential development. Located in the popular Silverknowes area, to the north-west of Edinburgh city centre.

Comprises an entrance hallway, an open living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Ready-to-move-in, highlights include a modern fitted kitchen with appliances and excellent integrated storage including bedroom wardrobes. In addition, there is double glazing, WIFI-controlled electric heating, TV and telephone points, and a skyline view of the Forth and Fife.

Furthermore, there is a secure entry system, ample residential parking to the front, and well-tended communal grounds to the rear.

A welcoming entrance hall affords access throughout the property, including a convenient built-in cupboard, and features ample space for outerwear and furnishing. Set to the front, with a dual aspect, a spacious open-plan public room enjoys southerly-facing windows allowing plentiful natural light, whilst the lounge features carpeted flooring and a pendant light fitting. The stylish kitchen has wood effect flooring and a breakfast bar, whilst modern fitted units include wood effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated oven, electric hob and dishwasher, and a freestanding washing machine and fridge/freezer.

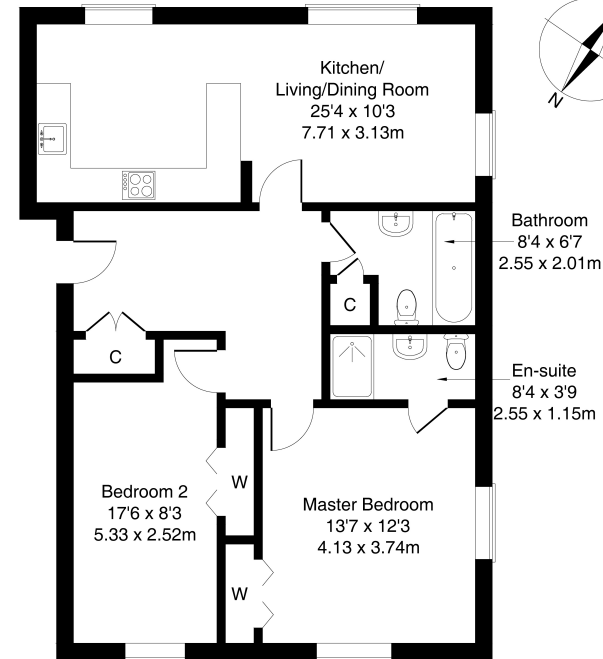
Set to the rear, also with a dual aspect, the master bedroom is tastefully finished, with features including carpeted flooring, a wall-mount TV point, a large built-in wardrobe and an en-suite shower room. A second well-presented bedroom is set to the rear, offering a flexible space, a large built-in wardrobe and carpeted flooring. Completing the accommodation, the bathroom is set internally off the hall, with a three-piece suite including a shower over the bath and a ladder-style radiator.

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: (850 sq ft - 79 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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