



7/8 Ferry Gait Place, Silverknowes, Edinburgh, EH4 4GN

Immaculate, Two-Bedroom, Dual-Aspect, Third-Floor (Top) Flat

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Property Description

Immaculately presented, two-bedroom, dual-aspect, third-floor (top) 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, 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, contemporary flooring and lighting, and excellent storage, including integrated wardrobes and a partially floored loft. In addition, there are rear-facing skyline views to the Forth, double glazing, electric heating, and a video-secured entry system.

Externally, there is ample residents and visitors parking to the front, and well-tended communal grounds.

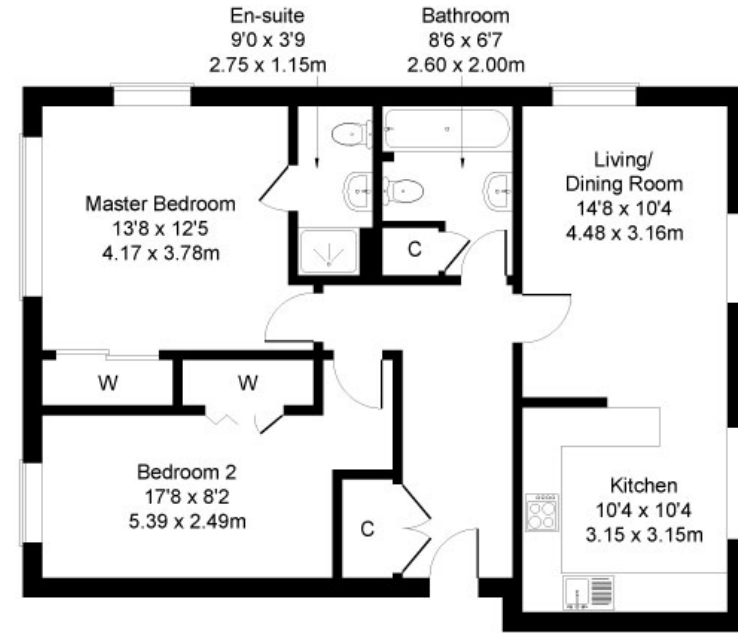
An EWS1 form will be obtained by the seller and attached to the Home Report.

The hallway gives access throughout and features a built-in store cupboard, modern wood-effect flooring and the secured entry handset. The open-plan, front-facing public room has space for lounge and dining furniture, and includes a wall-mounted TV point, plain coving and stylish flooring, continuing from the hall. A fitted kitchen features wood-effect worktops and a breakfast bar, a sink with a drainer, a tiled surround, unit downlighting, a washing machine, a dishwasher, an integrated electric oven and a ceramic hob, with a canopy above.

Two good-sized double bedrooms are both rear-facing, with views towards the Forth and Edinburgh skyline, and include built-in wardrobes and carpeted flooring, whilst the master bedroom also includes a generous en-suite shower room. Set internally off the hall, the bathroom has a built-in store cupboard, whilst a modern suite includes a shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (840 sq ft - 78 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 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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