



Estate Agents and Solicitors

## 8/8, Ferry Gait Crescent, Edinburgh, EH4 4GR

Light & Beautifully Presented, Two-Bedroom, Dual-Aspect, Third-Floor (Top) Flat

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# Property Description

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

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

Highlights include a modern fitted kitchen, quality wood flooring, 'wet' electric heating, and skyline views to the rear. In addition, there is double glazing, superb storage provision - enhanced by a private loft space.

This 'cul-de-sac' development includes a secure entry system, residential parking and well-tended communal grounds.

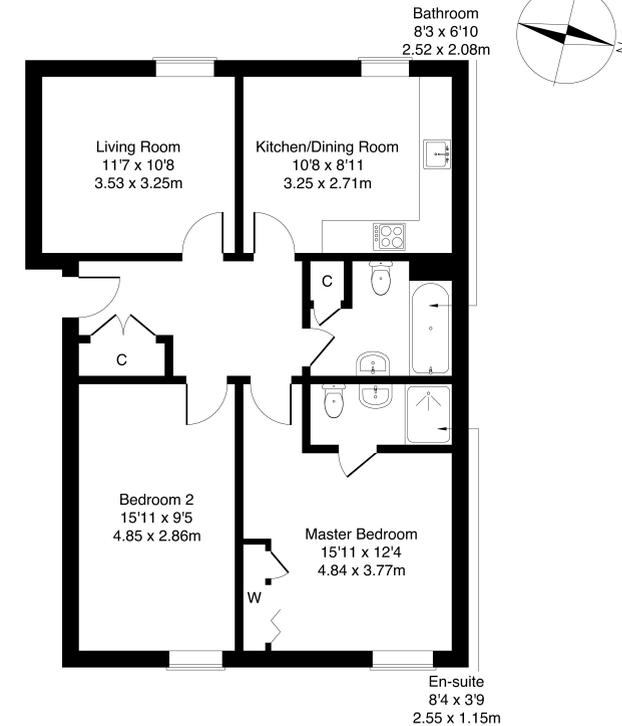
A welcoming entrance hall provides access to all rooms within the property and includes a useful built-in storage cupboard, ideal for coats and household items. The bright and well-proportioned living room features attractive wood-effect flooring, a central light fitting and a window that allows for an abundance of natural light, creating a comfortable and inviting space for both relaxing and entertaining. The fitted kitchen dining room continues the wood effect flooring and is complemented by stone effect worktops, a range of fitted wall and base units and a sink with drainer. Integrated appliances include a fridge/freezer, dishwasher, SMEG oven and an electric hob with a canopy above. With ample space for a dining table and chairs, it offers a practical yet sociable setting for everyday living and hosting guests.

The master bedroom benefits from soft carpeted flooring, a built-in wardrobe with bi-fold doors and access to a convenient en suite, providing both comfort and functionality. A further generously sized second bedroom, also finished with carpeted flooring, offers flexibility for use as a guest room, home office or nursery. Completing the property is a modern fitted three-piece bathroom featuring stylish wood-effect flooring, a tiled splashback surround, a central light fitting and a shower over the bath, finished to a contemporary standard.



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Approximate Gross Internal Area: (797 sq ft - 74 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 a well-established residential neighbourhood situated north-west of Edinburgh city centre. Local amenities are available along Silverknowes Road, with further conveniences in the nearby village of Davidson's Mains, including a Tesco Metro, Boots, banks, and a post office. Craigleith Retail Park is also within easy reach, offering a wider range of high-street stores such as Sainsbury's, Marks & Spencer, and Homebase.

area benefits from access to scenic open spaces and walking routes at Cramond Shore and Corstorphine Hill. A variety of highly regarded state and private schools cater to all educational levels. For commuters, the A90 provides a direct route north to the Forth Road Bridge, while the city bypass is approximately four miles away, ensuring good road connections.





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