



14/2 Ferry Gait Crescent, Silverknowes, Edinburgh, EH4 4GR

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

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Property Description

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

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

Features include a modern fitted kitchen with a breakfast bar, contemporary modern flooring and good storage provision, including bedroom wardrobes. In move-in condition, there is double glazing, electric heating, a secure entry system and light, neutral decor.

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

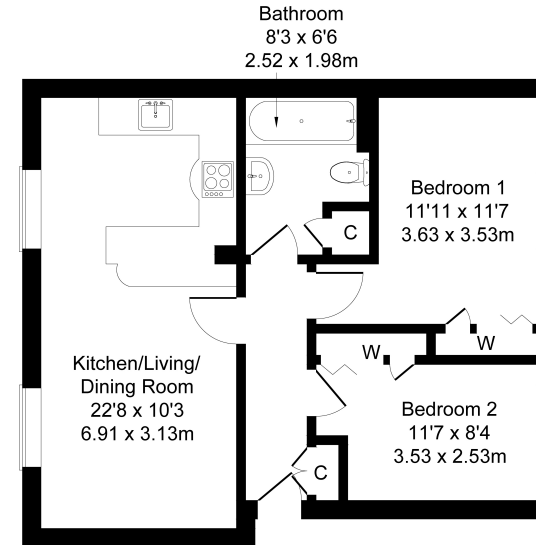
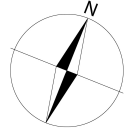
The entrance hall gives access throughout and features a built-in store cupboard, carpeted flooring and a secure entry system. The open-plan, front-facing public room has space for lounge and dining furniture, and includes smooth coving, easy maintenance, wood-effect flooring for the reception area and tile-effect flooring for the kitchen. The fitted kitchen features stone-effect worktops and a breakfast bar, a sink with a drainer, an integrated electric oven, a ceramic hob, a stainless-steel canopy and a freestanding washing machine.

Two bright double bedrooms are both rear-facing and include built-in wardrobes and carpeted flooring. Set internally off the hall, the bathroom has a built-in store cupboard and includes a modern, three-piece suite, a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (570 sq ft - 53 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 proximity is Craighleith Retail Park, which offers a wide choice of high-street stores including

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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