



## 8/6, Ferry Gait Crescent, Edinburgh, EH4 4GR

Well-Presented, Two-Bedroom, Second-Floor Flat

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# Property Description

Light and well-presented, two-bedroom, dual-aspect, second-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 hall, living room, dining/kitchen, two double bedrooms, en-suite shower room, and a bathroom.

Features include a modern fitted kitchen, well-proportioned room sizes, and good storage provision. In addition, there is double glazing, electric heating, a secure entry system, a TV, and telephone points.

Externally, there is ample residential and visitor parking to the front, and well-tended communal grounds within the development.

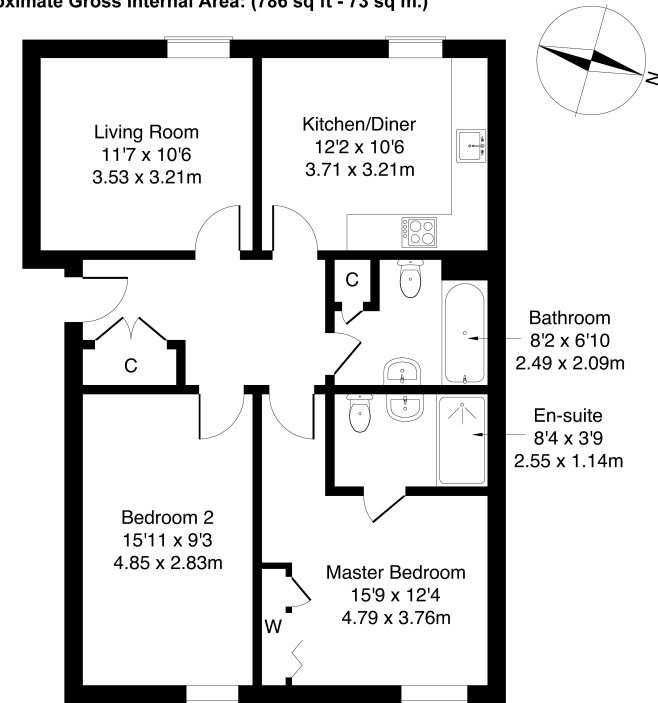
A welcoming entrance hall provides access to all rooms. The spacious living room features plush carpeted flooring and a large window that fills the space with natural light. To the rear, the fitted kitchen offers wood-effect flooring, modern countertops, a sink with drainer, integrated oven and electric hob with a canopy extractor above, and a fridge/freezer. There is also ample space for a dining set, making it ideal for entertaining.

The carpeted master bedroom boasts light, neutral decor, built-in cupboards, and the convenience of an en-suite bathroom complete with a fitted shower. The second double bedroom also benefits from carpeted flooring, light decor, and a generous window that allows plenty of natural light to flood in. Completing the accommodation is a modern three-piece bathroom, featuring a shower over the bath with sleek panel-tiled walls.



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Approximate Gross Internal Area: (786 sq ft - 73 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 located to the north-west of Edinburgh city centre. A range of local amenities can be found on nearby Silverknowes Road, while the neighbouring village of Davidson's Mains offers additional conveniences including a Tesco Metro, Boots, banks, and a post office. Just a short distance away, Craigleith Retail Park provides a wider selection of high-street

retailers, such as Sainsbury's, Marks & Spencer, and Homebase. The area also enjoys access to scenic open spaces and walking routes along Cramond Shore and Corstorphine Hill. A variety of highly regarded state and private schools serve the local community at all educational levels. For commuters, the A90 offers a direct route north to the Forth Road Bridge, with the city bypass located approximately four miles away.







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