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Fixed Price

£165,000

13/2 Ferry Gait Crescent

Silverknowes | Edinburgh | EH4 4GS

Lovely two-bedroom ground floor flat forming part of a modern development in the popular Silverknowes area. Ideally positioned close to superb local amenities and excellent commuting links, the property offers bright and well-proportioned accommodation together with shared rear gardens and unallocated residents' parking. An ideal purchase for first-time buyers, young couples and those looking to downsize.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Shared garden
- Residents' parking
- EPC Band - C
- Council Tax Band - C



Description

A welcoming entrance hallway provides access to the accommodation. The bright and airy lounge/diner enjoys a pleasant front-facing aspect and provides ample space for both comfortable seating and a dining table. The room flows naturally into the well-appointed kitchen, which is fitted with a range of integrated appliances and benefits from under-unit lighting and partial tiling to the splash areas. There are two generous double bedrooms, both benefitting from integrated double wardrobes and ample space for additional freestanding furniture. The smart bathroom is fully panelled and benefits from tiled flooring and a shower over the bath.





Further benefits include electric heating, double glazing and secure door entry.

The property is subject to factoring fees of approximately £243 – £274 per quarter, depending on the services and charges applicable during each billing period.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens & Parking

Externally, the property benefits from a well-kept shared garden space to the rear, together with ample unallocated residents' parking.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

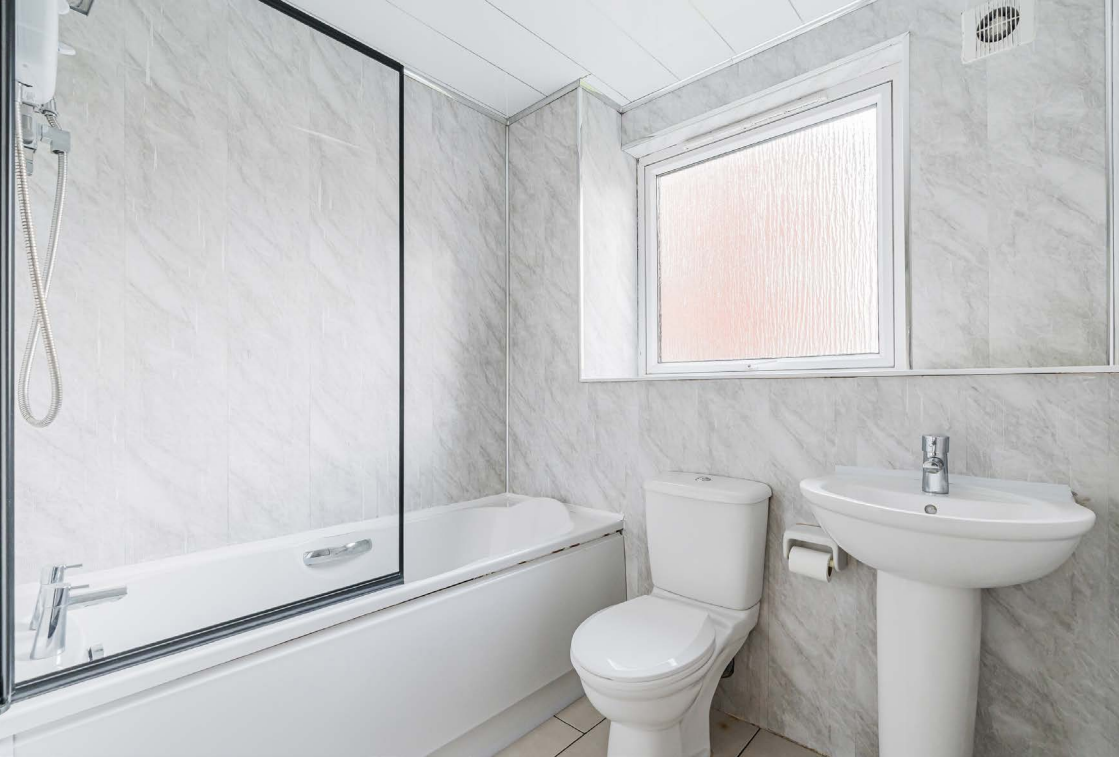
Viewing

By appointment through Neilsons 0131 625 2222.







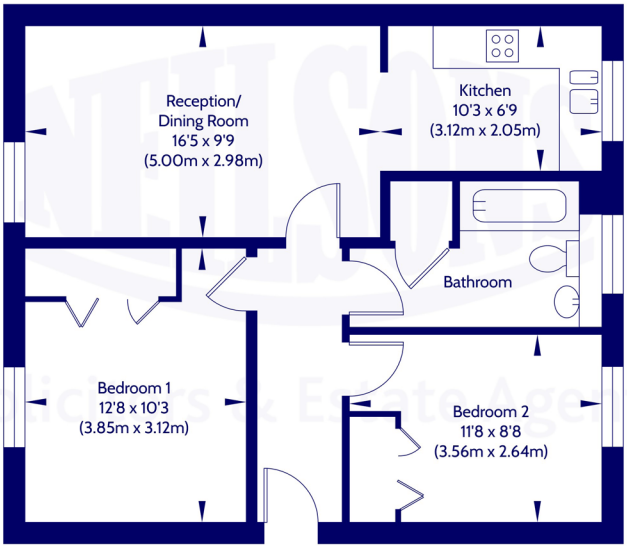


Location

Silverknowes is located within an established residential area to the north west of the City. The area is ideally located for ease of access to the City by-pass, M8, M9, Edinburgh Airport and the Forth Road Bridge. Local amenities are available nearby and additional amenities can be found in the village style setting of Davidsons Mains including a Tesco metro, banks, post office services, doctor and dental surgeries. More extensive shopping facilities are at The Gyle Shopping Centre. Schools catering for all age groups are easily accessible and a variety of leisure facilities in the vicinity include golf courses, health clubs and lovely walks along the banks of the River Almond to Cramond Quayside. The area is well served by public transport which reaches many parts of the City.

Approx. Gross Internal Floor Area 56.72 Sq M / 610 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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