



Silverknowes

Flat 4, 30 Ferry Gait Drive
EH4 4GJ



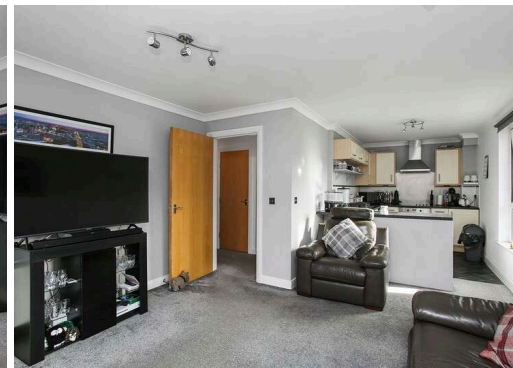
Entryphone No 4 - First Floor Flat

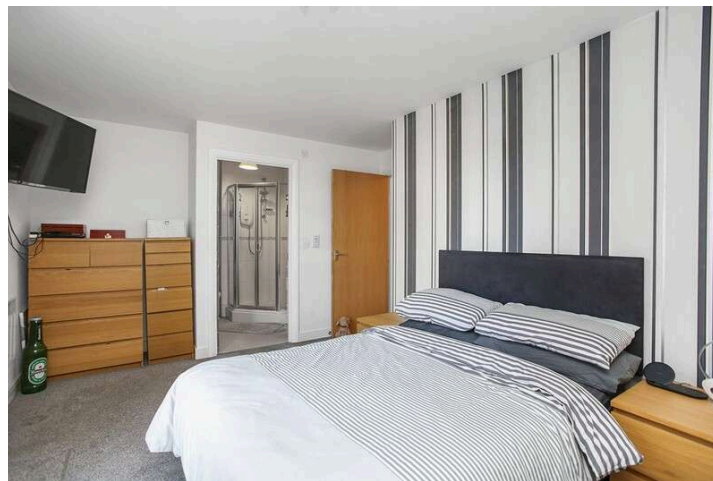
FIXED PRICE £168,000

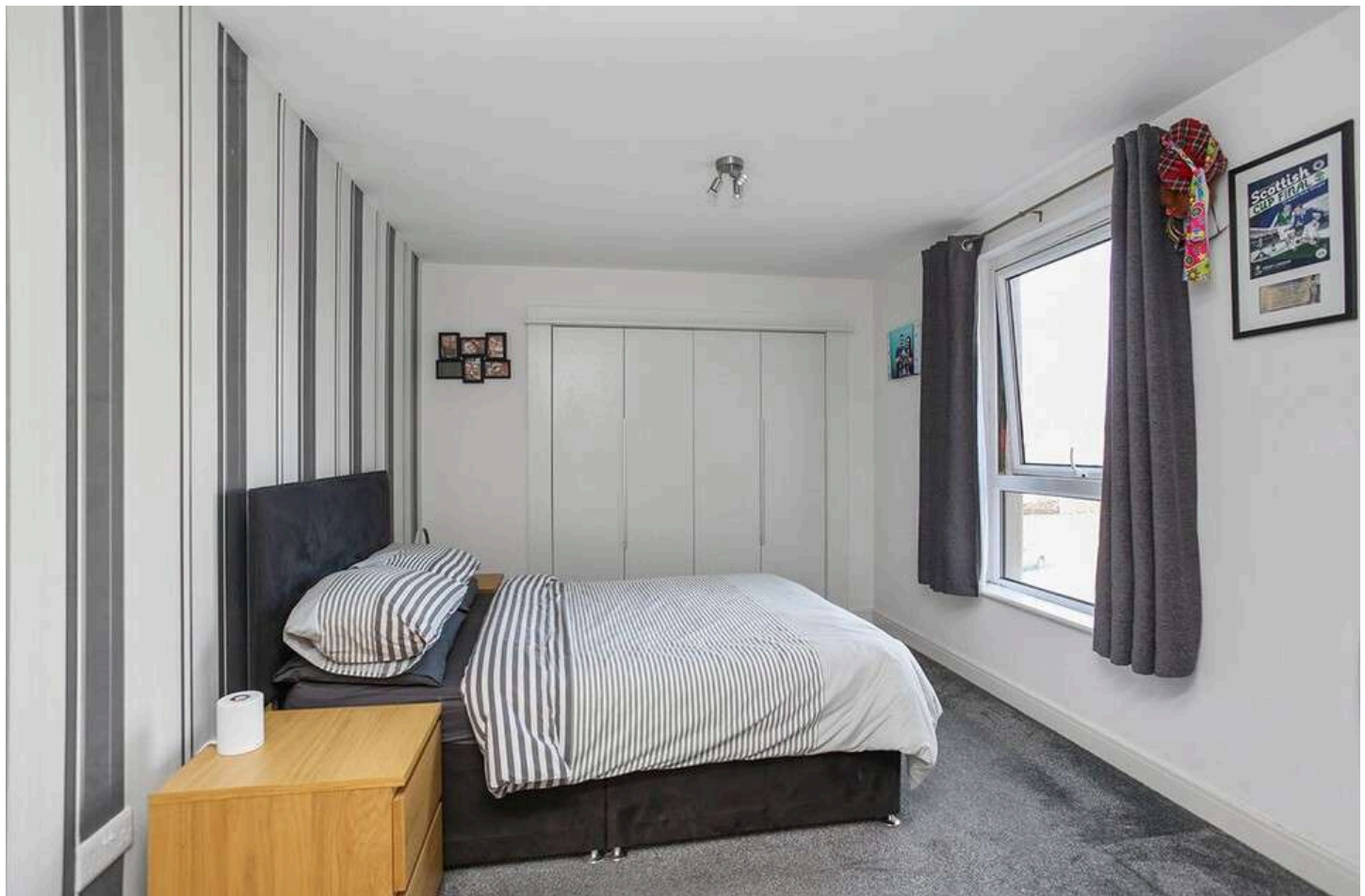
- Entrance hall
- Livingroom with open plan kitchen
- 2 bedrooms (master en-suite)
- Bathroom with shower
- Double glazing
- Electric heating
- On street parking
- Secure entryphone system
- Excellent first-time purchase

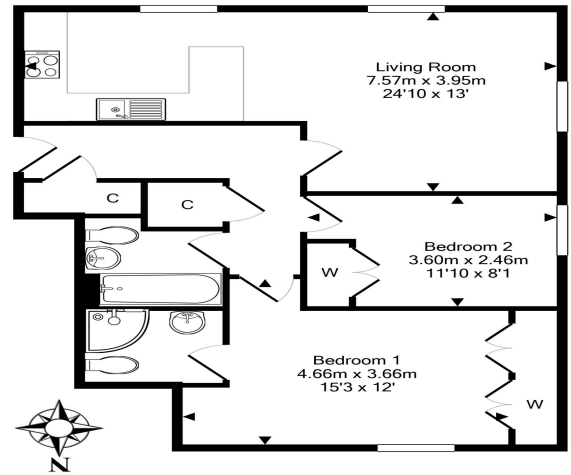


Viewing by appointment please call
Solicitors: 0131 253 2379









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Viewing is recommended of this 2 bedroomed 1st floor flat within a desirable development just off Ferry Road and ideal for a first-time buyer. Silverknowes is a popular residential district to the north of Edinburgh within easy reach of the City Centre. Good local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craighleith retail parks. Schooling is also available at nursery, primary and secondary levels. Regular bus services operate to and from the City Centre and for those who commute throughout the region there are excellent access routes to Edinburgh City Bypass, the M8/M9 motorway system and Forth Road Bridge.

The property is well presented and in brief comprises, 'L' shaped entrance hall with 2 generous shelved storage cupboards. The spacious livingroom/kitchen is to the front and side of the property with triple windows allowing for lots of natural light. The livingroom is carpeted, has a plain cornice and space for a small dining table. The kitchen offers a range of wall and base units, electric oven and hob, undercounter fridge and freezer. The master bedroom is to the rear with built in wardrobes along one wall and a partially tiled en suite shower room with 3-piece suite and electric Mira shower. Bedroom 2 is to the side also with a built-in wardrobe and a partially tiled internal bathroom with 3-piece suite and shower off the taps completes this property.

EXTRAS

To include the aforementioned white goods (no warranties to be given) carpets and curtains (with the exception of the curtains in bedroom 2)

FACTOR

The development is factored by Hacking & Patterson at a current cost of approx. £82 per month. This cost includes communal buildings insurance, maintenance of the communal stair, landscaping of the green spaces and ad hoc repairs.

OFFERS

Offers of £168,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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