



CLANCYS

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62 Ferry Gait Drive,

Edinburgh, EH4 4GJ



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4



2



EPC
C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely most impressive end terraced townhouse in Silverknowes forming part of an attractive modern development conveniently placed for an excellent range of amenities and superb transport links. Benefiting from stylish and light filled interiors, this energy efficient property offers a fantastic, contemporary space both inside and out, perfect for entertaining and family life. The accommodation briefly comprises; ground floor; an entrance hall, bedroom with electric heater, a modern fitted kitchen/dining room, WC and large storage cupboard. First floor; living room principal bedroom with stylish en-suite shower room. Second floor; two further bedrooms and shower room. The property further benefits from gas central heating (with the expedition of ground floor bedroom), double glazing, private gardens to the front and rear. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

Silverknowes is a popular residential district to the north west of Edinburgh, within easy reach of the City Centre. First class local shopping is available just a few minutes away at either Silverknowes Road or the village of Davidsons Mains and more extensive amenities are to be found at the Gyle and Craigleith retail parks. Good local schooling is 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. Leisure facilities include established clubs and organisations, a golf course and Health & Sports Club. The property is also located close to the excellent walks and open spaces at Cramond Shore and Corstorphine Hill.

Factoring

The development is managed by Hacking & Patterson, Verdant, 2 Redheughs Rigg, Edinburgh EH12 9DQ. 0131 523 1575. A fee of approx. £201 PA is payable for upkeep of communal grounds.

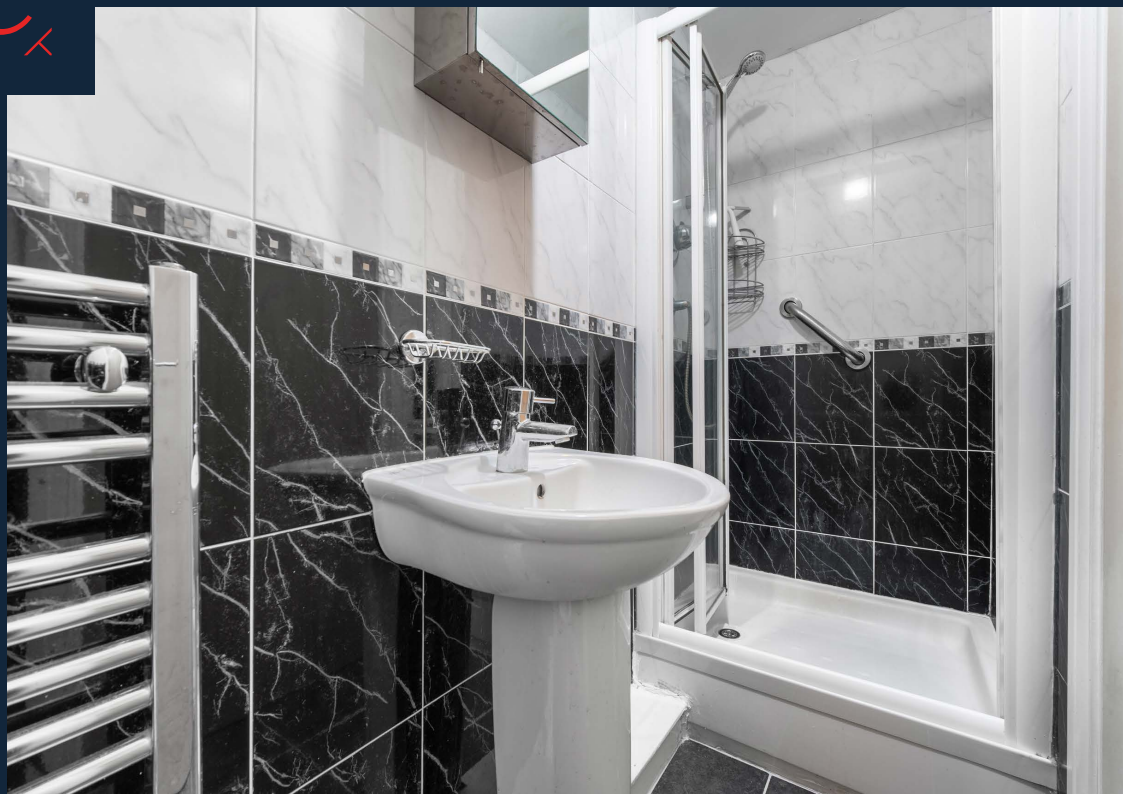
Extras

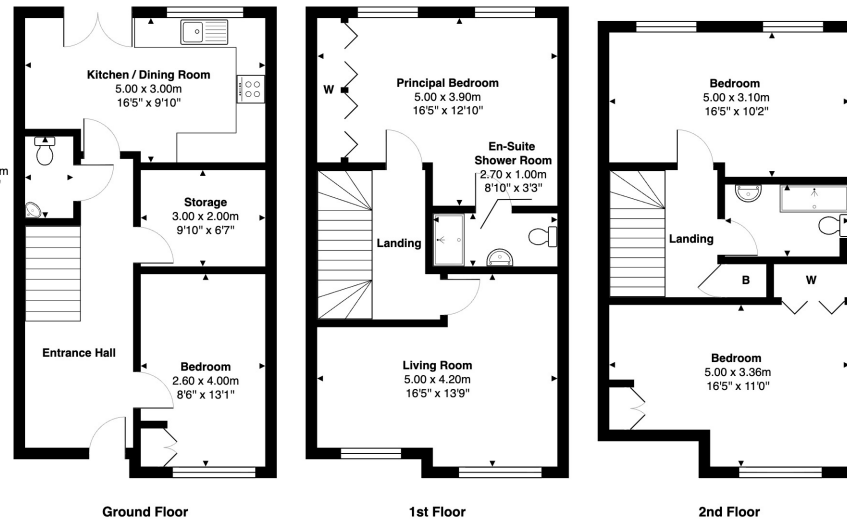
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems/appliances. This property is being sold as seen.

Features

- Entrance hall
- WC
- Living room
- Kitchen/Dining room
- 4 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- EPC rating - C
- Council Tax Band – E
- Tenure - Freehold







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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.