



Solicitors & Estate Agents



Offers Over

£165,000

22/2 Ferry Gait Crescent

Silverknowes | Edinburgh | EH4 4GR

A most appealing first floor flat, forming part of a popular and established modern development, quietly tucked away in Edinburgh's desirable Silverknowes area.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Residents parking
-  Communal garden
-  EPC rating – B
-  Council tax band - C



Description

With excellent connections to the city centre, convenient local amenities and a move-in ready finish throughout, the property would make a superb first home for those looking to get on the property ladder or equally an excellent rental investment.

The accommodation briefly comprises; extensive hallway with built-in storage, bright south facing reception/dining room with comfortable sittings space and a modern open plan kitchen with breakfast bar, contrasting worktops, splash tiling and built-in appliances, a generously sized principal bedroom with fitted wardrobes, a second good sized double bedroom also with storage, and a family bathroom with three piece white suite, splash tiling and over-bath shower/splash screen.

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.



Extras

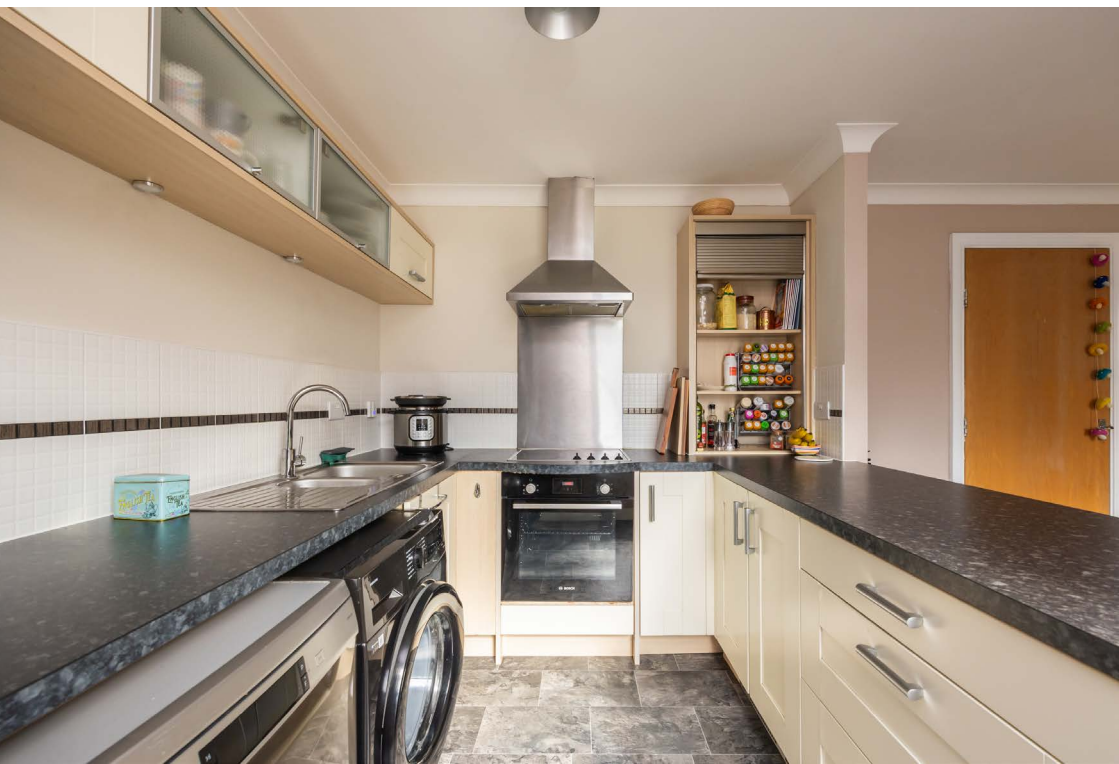
All fixtures, floor coverings, blinds, integrated appliances and light fittings will be included.

Gardens, Parking and Factor

There are well kept shared gardens within the development including areas of lawn, drying facilities and ample residents parking. The communal areas are maintained by Hacking and Paterson Factors at a monthly cost of approximately £94.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

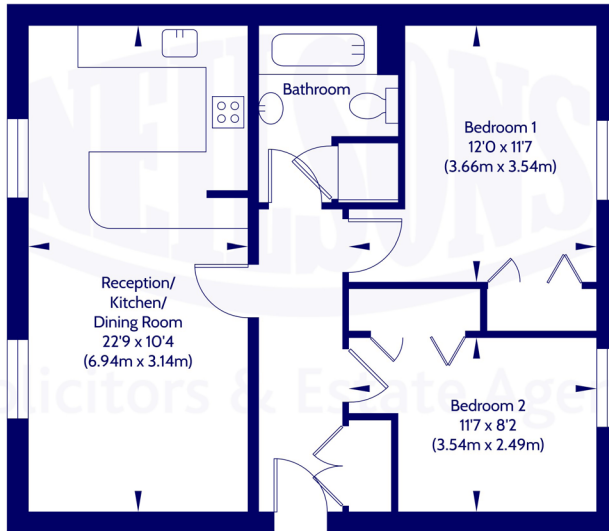
Silverknowes is located within an established residential area to the north west of the City. The area is ideally located for ease of access to the City by-pass, M8, M9, Edinburgh Airport and the Forth Road Bridge. Local amenities are available nearby and additional amenities can be found in the village 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 56.32 Sq M / 606 Sq Ft.

1st 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

