



4/6 Ferry Gait Place,
Edinburgh, EH4 4GN



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Forming part of a modern development in the sought after Silverknowes area of Edinburgh it this bright and spacious top floor flat. With electric central heating and full double glazing the flat has been upgraded to include a new kitchen and bathroom and enjoys fresh decoration throughout. The building is secured by an entry phone system with the common areas being maintained by a property factor.

The accommodation includes a hallway with double cupboard and a spacious open plan lounge/diner with two windows. The kitchen is fitted with modern base and wall units with oven, hob, hood, microwave, fridge/freezer, dishwasher and washing machine to remain. There are two double bedrooms, both with fitted wardrobes and a stylish shower room with two piece white suite and double shower,

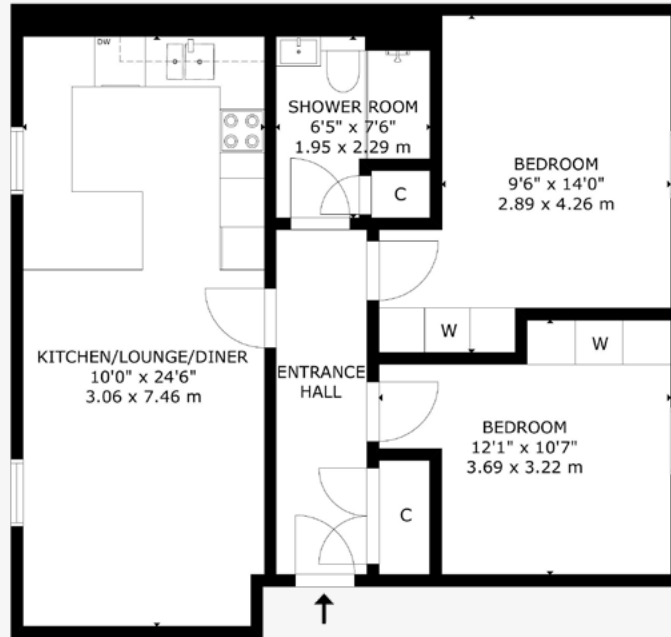
Externally there are shared grounds and a residents car park.

Certain items of furniture including the TV are available by separate negotiation.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and buildings insurance. The current factor is Hacking and Paterson with a quarterly payment of approximately £200-250.

The property is located in the Silverknowes area, lying to the north of Edinburgh city centre. There are a wide variety of local shops, cafes and restaurants along with Primary and Secondary schooling. There are excellent transport links across Edinburgh and to the airport, the Forth bridges and the Gyle and Ocean Terminal shopping centres. Silverknowes esplanade is within walking distance along with Lauriston Castle grounds and various golf clubs.





Accommodation

Lounge/kitchen:	7.47m x 3.05m	(24'6" x 10')
Bedroom 1:	4.27m x 2.9m	(14' x 9'6")
Bedroom 2:	3.68m x 3.23m	(12'1" x 10'7")
Shower Room:	2.29m x 1.96m	(7'6" x 6'5")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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