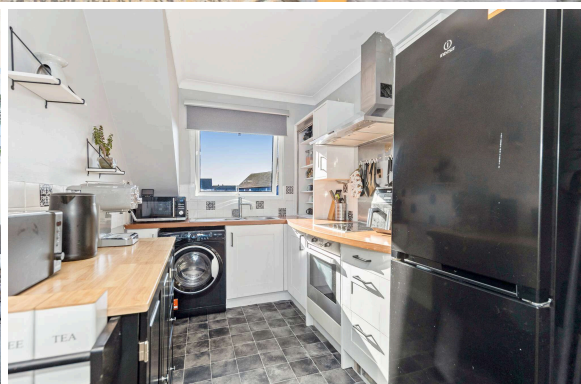




13/6 Ferry Gait Crescent  
SILVERKNOWES | EDINBURGH | EH4 4GS



## 13/6 Ferry Gait Crescent

SILVERKNOWES | EDINBURGH | EH4 4GS

Well presented and bright, two-bedroom, top floor apartment, set in an established, modern, residential development, and located in the popular Silverknowes area, to the north-west of Edinburgh. The property allows for an abundance of natural light and comprises of a welcoming entrance hallway, generous front facing living room, modern kitchen with integrated, and space for appliances, and moveable breakfast bar/butchers block, two double bedrooms, and a contemporary bathroom with white three piece suite, vanity sink unit and electric shower over bath. The property further benefits from double glazing, electric heating, and a secure entry system. Externally, there is ample surrounding residents' and visitors' parking, and well kept communal grounds within the factored development.

- Well presented top floor flat
- Welcoming entrance hallway
- Bright front facing living room
- Fitted kitchen
- Two double bedrooms with fitted wardrobes
- Bathroom with shower over bath
- Double glazing and electric storage heaters
- Fantastic storage including floored attic space
- Security entry phone system
- Factored development
- Ample residents' and visitors' parking

Extras included in this sale will be fridge freezer and washing machine.

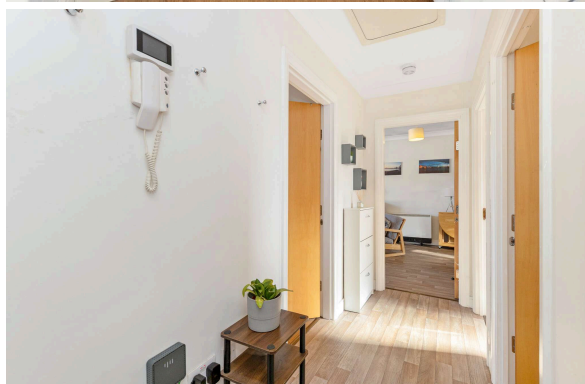
All furniture can be available by separate negotiation (except desk and chair / office stuff in the second bedroom)

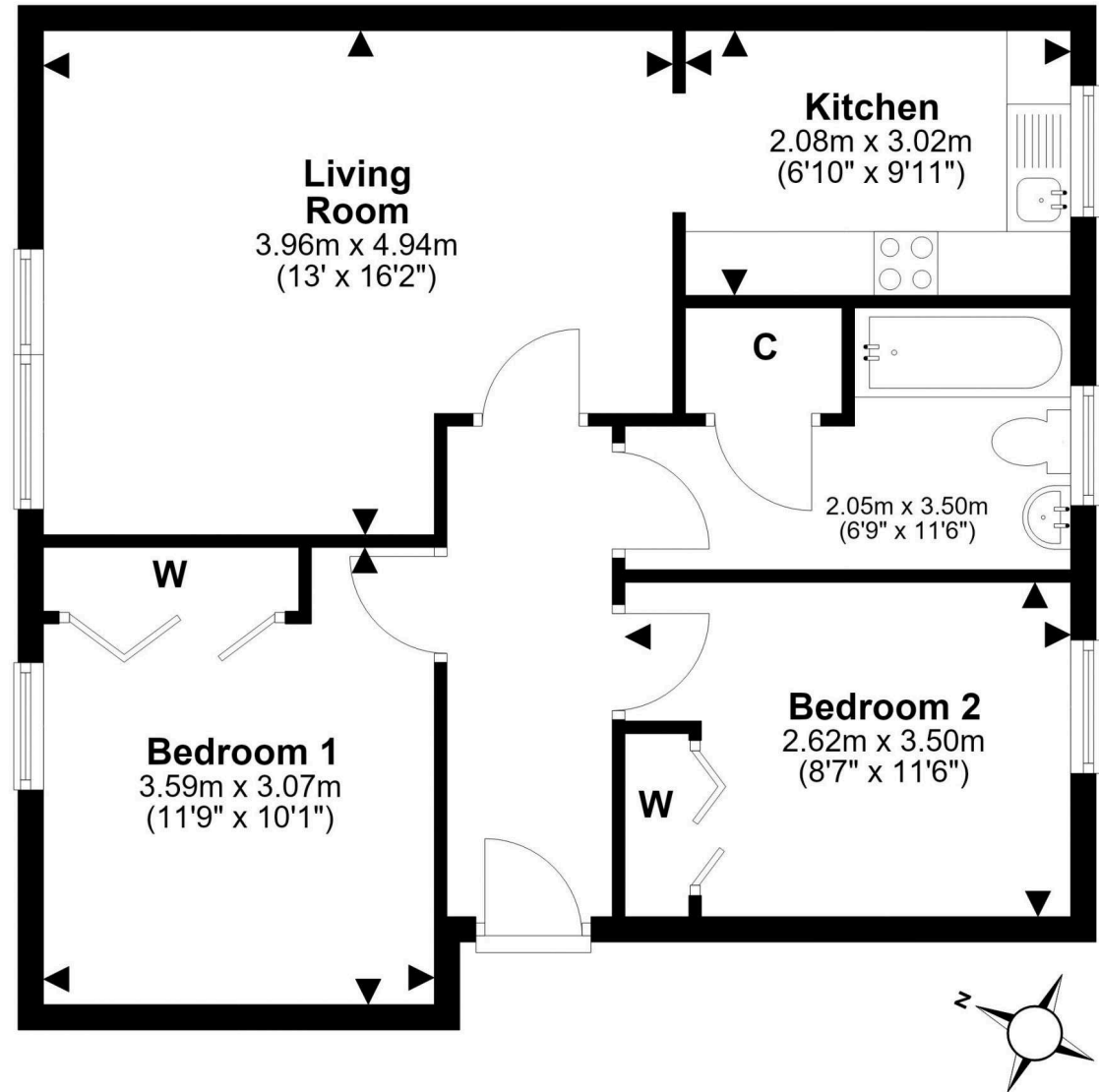
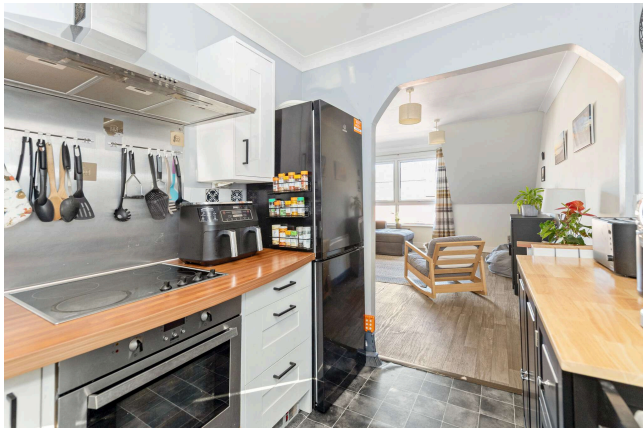
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located within the Silverknowes district of Edinburgh, which enjoys a close knit community spirit. A first class choice of shopping and banking facilities are on hand, including a Tesco store serving the local community's daily requirements, with an alternative choice within Craigleith Retail Park. Regular bus services operate to and from the city centre and surrounding areas, with the city bypass ensuring swift access to other outlying motorway networks. Highly regarded schooling ranging from nursery to senior level are all within the vicinity. Leisure facilities are varied and include established clubs and organisations which cater for both adults and children, a golf course, Health and Sports Club, with the shores of Cramond and Lauriston Farm a little further afield.

Energy rating C, Council tax band C. Factor is managed by Hacking and Paterson and costs around £100 per month and covers building insurance and general upkeep.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.