



NEILSONS

Solicitors & Estate Agents

13/6 Ferry Gait Crescent
Silverknowes | Edinburgh | EH4 4GS

Fixed Price £148,000



Solicitors & Estate Agents

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Offices and Property Shops:

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- ✔ Full Estate Agency Service
- ✔ Mortgages
- ✔ Wills
- ✔ Conveyancing
- ✔ Rentals
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The Property

This top floor flat with residential parking forms part of an established modern development, close to excellent local day to day amenities and good public transport to the City Centre and surrounding areas.

The property is entered by way of a secure entrance. A long hallway gives access to most rooms. The generously proportioned light and airy lounge/dining room is open plan to the kitchen and features a large window formation to front providing excellent natural light. The bright well laid out kitchen has a range of base and wall mounted units with co-ordinating work surfaces and splash backs, and an electric floor heater. Finally, there are two spacious double bedrooms and partly tiled bathroom. Further benefits include electric heating, comfort heater for fast water heating, double glazing, good built in storage/wardrobes, communal landscaped grounds and residential parking. An affordable home which would make an ideal purchase for professionals or buy to let investors. Viewing recommended!

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.

Extras

All fitted floor coverings will be included in the sale together with the built-in electric hob/oven/extractor canopy, fridge/freezer and automatic washing machine.

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.

Gardens & Parking

There are well cared for shared gardens to the front and rear and residential car parking. A factor fee is payable to Hacking & Paterson Factoring Agents (full details are available on request).

Viewing

By appointment through Neilsons (0131 625 2222).

EPC Band - C

Second Floor
Approx. Gross Internal Area
57.9 Sq M / 623 Sq Ft.
Not to scale. For identification only.
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