



SILVERKNOWES
31/6 FERRYGAIT DRIVE

Situated in the sought-after Silverknowes area of Edinburgh, this modern, beautifully-presented 2nd floor flat is ideally located to take advantage of all local amenities. There are numerous small local shops located on the Main Street of Davidsons Mains providing for everyday requirements, with further supermarket shopping available at Morrisons on Ferry Road, with the Gyle Shopping Centre also situated a short drive away. The property is also ideally placed for commuting into the City Centre with a frequent public transport system providing regular services to most parts of the City, as well as easy access to the Edinburgh Business Park at the Gyle.

The accommodation, which is presented on to the market in good order throughout, comprises: a well-maintained communal entrance stair with security entry phone system, welcoming hall, lounge, breakfasting kitchen, two double bedrooms with fitted wardrobes, and luxury bathroom. The property further benefits white meter heating, double glazing, communal landscaped gardens, and residents parking. The extras offered with the sale include the electric hob, oven, stainless steel cooker hood. There is an NHBC guarantee in place.

OFFERS OVER £115,000

**VIEWING: BY APPOINTMENT
THROUGH SOLICITORS ON
0131 557 3188**

ACCOMMODATION

ENTRANCE STAIR

The entrance stair is accessed through a glazed door with security entryphone system to side, with the carpeted stairway well-maintained by the factor.



HALL

The hallway is entered through a timber door, with the L-shaped hall giving access to most apartments. A large double cupboard contains the electricity meter and fuseboxes, and provides generous storage space. Entryphone system handset. Smoke alarm. White meter heater.

LOUNGE (17' x 9'9, 5.18m x 2.98m)

A bright, spacious room with ample space for a large sofa and other occasional furniture. One window to front and one to the side providing an abundance of natural daylight. TV aerial point. Telephone point. Electric heater. Three double power points.

BREAKFASTING KITCHEN (15'8 x 9'8, 4.78m x 2.97m)

The kitchen is fitted with both wall and base units incorporating a stainless steel one and a half bowl drainer sink with complementary worktops providing plenty of food preparation areas. Co-ordinating tiling has been applied to all the splashback areas. The integral electric hob, oven and cooker hood are all included in the sale. Four double and one single cooker points.

BEDROOM 1 (10'5 x 9'7, 3.18m x 2.92m)

This is a generously-proportioned double bedroom benefiting from two stylish folding timber-door wardrobes containing shelving and hanging rails. Window providing plenty of natural light. Panel heater. Three double power points.

EN SUITE SHOWER ROOM

Fitted with a shower cubicle, wash hand basin and WC.

BEDROOM 2 (13'6 x 7'3, 4.12m x 2.21m)

As can be seen from the dimensions, the second bedroom is also a good-sized double and also benefits from folding timber-door wardrobe, also housing shelving and hanging rails. Window to rear. Electric heater. Fitted carpet. Two double power points.

BATHROOM (9'10 x 6'8, 3.04m x 2.04m)

The luxury bathroom is entered from the hallway and is fitted with a three-piece white suite comprising a bath with a washhand basin and w.c. to side. A large cupboard houses the hot water tank. The complementary wall tiling has been applied to all splashback areas. Vinyl flooring. Heated towel rail. Extractor fan.

GENERAL

The current factors for the development are Hacking & Paterson and their factoring charges estimate is £529 per annum.

Your attention is drawn to the fact that we have been unable to confirm whether certain items included with the property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis.



PROPERTY DEPARTMENT
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date.