

# 7/1 Ferry Gait Place

EDINBURGH, EH4 4GN



*Spacious Two Bedroom Ground Floor Flat  
In Silverknowes/Drylaw*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this spacious two bedroom ground floor flat in Edinburgh's popular Silverknowes.

# THE LOUNGE/KITCHEN



Inside, the property comprises:

- Spacious living area which is bright and modern, with various configuration possibilities.
- Fully equipped kitchen situated in the open plan kitchen/living/dining. The kitchen is fitted with a hob, oven and freestanding appliances. This kitchen makes the most of the space on offer.









- The property benefits from two bathrooms. One is the family bathroom and the other is the en-suite shower room.
- The flat has two spacious double bedrooms, of which the master has en-suite facilities.
- In addition, the property also benefits from excellent storage space.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





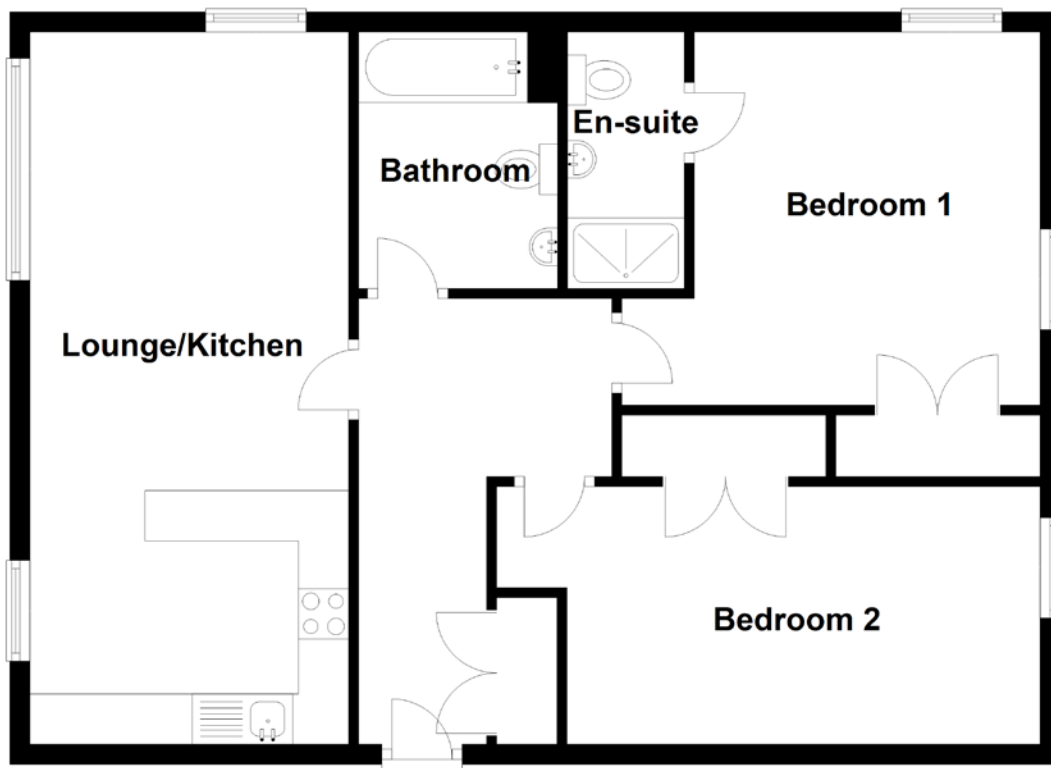
It is worth noting that this home has double glazed windows, gas central heating and residents parking. It is anticipated that the property will be of particular interest, it's such early viewing is recommended.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

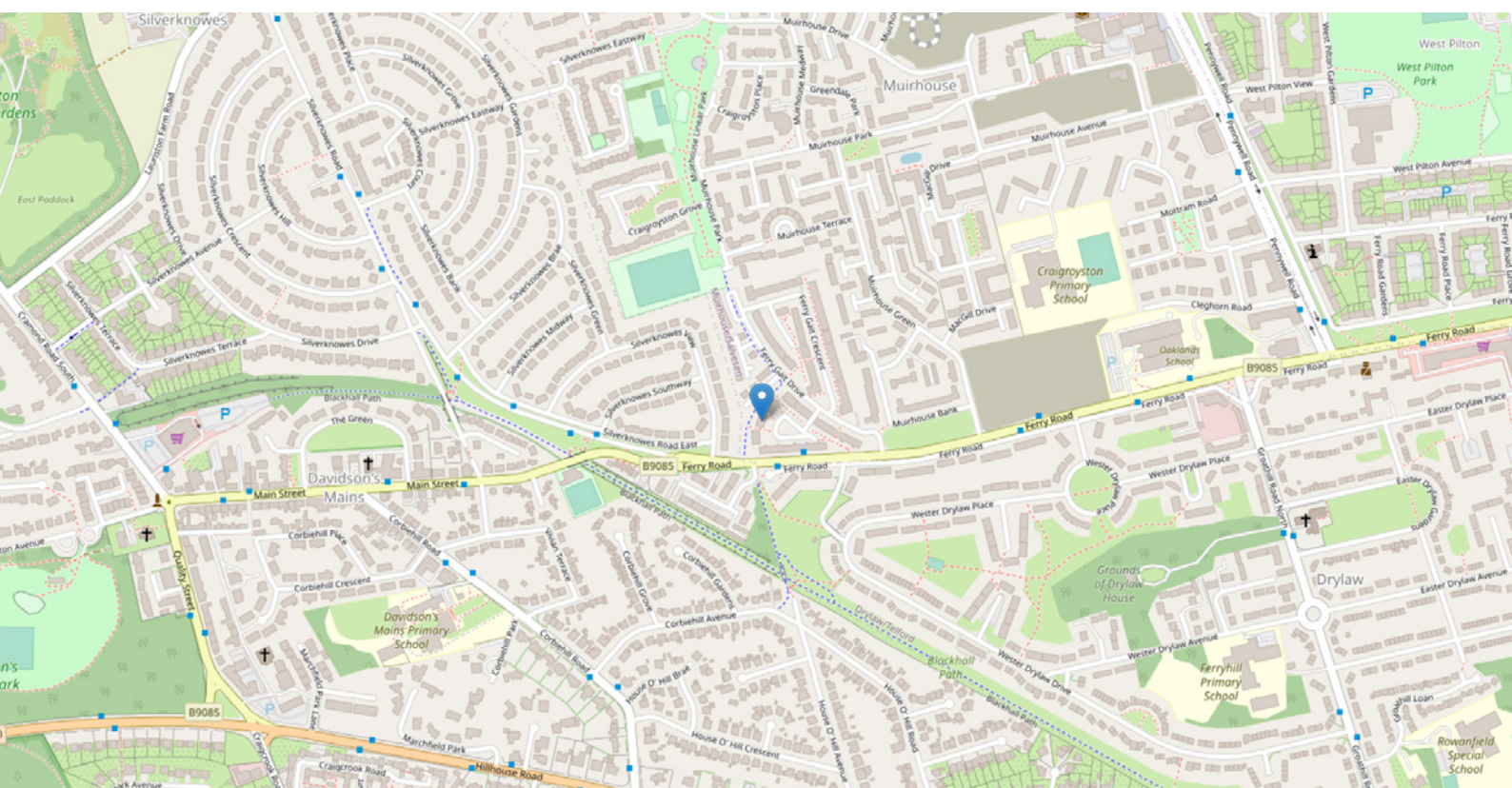


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 7.08m (23'3") x 3.17m (10'5")  
 Bathroom 2.55m (8'4") x 1.98m (6'6")  
 Bedroom 1 4.16m (13'8") x 3.71m (12'2")

En-suite 2.55m (8'4") x 1.16m (3'10")  
 Bedroom 2 5.41m (17'9") x 2.56m (8'5")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

The property is well placed for access to all local amenities within the Silverknowes and Davidson Mains areas.







There are excellent local schools within the areas including Davidson Mains Primary School and the Royal High School. There is also a variety of supermarkets, leisure and recreational facilities all being within the area. This includes some of Edinburgh's golf courses which include Silverknowes, Bruntsfield Links and Royal Burgess. Nearby Cramond provides lovely walks along the coastline and the beaches of the Firth of Forth.

There are also regular bus services which provide ease of commuting in and around the surrounding areas and to Edinburgh city centre which is a relatively short journey away. Access to the city bypass is within easy reach which in turn provides access to all major routes in and around the city.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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