




McEwan Fraser Legal

Solicitors & Estate Agents

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2/3 Ferry Gait Crescent

DRYLAW, EDINBURGH, EH4 4GR



EDINBURGH

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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.



2 / 3 FERRY GAIT CRESCENT

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McEwan Fraser Legal is delighted to present this property to the market. Which is immaculately presented first floor flat in a modern development within a popular residential area. An entry system affords access to a beautifully maintained communal stairwell.

On offer are two double bedrooms both of which benefit from built-in storage cupboards. The kitchen/lounge/diner provides ample storage and has room for a table and chairs. The family bathroom provides a shower over the bath with a glazed screen and the lounge completes the accommodation.

Externally there is a bin store and communal grounds with parking readily available.

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IMMACULATELY PRESENTED FIRST FLOOR FLAT IN A MODERN DEVELOPMENT





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Part
Exchange
Available

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