



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797 // THIS IS A BUYERS PREMIUM PROPERTY

**3/1 Ferry Gait Crescent**

EDINBURGH, EH4 4GS



# 3/1 FERRY GAIT CRESCENT

EDINBURGH // EH4 4GS

## 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 are also a variety of popular restaurants, supermarkets with leisure and recreational facilities all being within the area including 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.

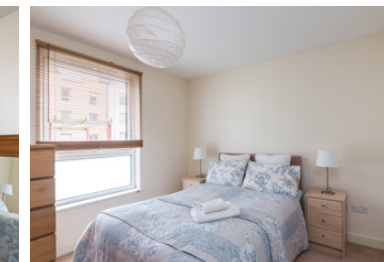
## Property

Part Exchange available. McEwan Fraser Legal are delighted to present this excellent two bedroom ground floor flat to the residential sales market. The property is presented to the market in great condition and has been sensibly designed to capture a huge amount of natural light.

Alongside neutral décor, the property is spacious and welcoming making this a great first time buy or rental investment. The property benefits from double glazing, dedicated parking and will include fridge freezer, washing machine, integrated hob, oven, as well as all curtains, blinds and fitted floors.

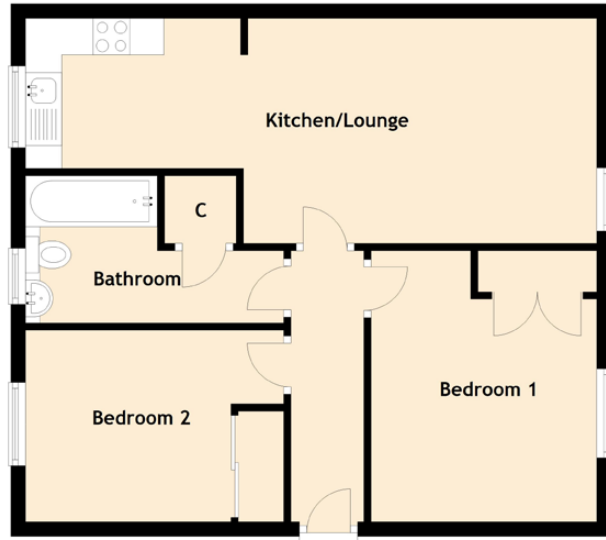
Internal accommodation comprises of a welcoming hallway, two double bedrooms with built-in wardrobes, a generous open plan kitchen living room with good storage and work-surface space and plenty of space for furniture. Finally there is a contemporary bathroom with shower over the bath.

Viewings of this property come highly recommended.



# SPECIFICATIONS

## FLOOR PLAN & LOCATION



### Approximate Dimensions (Taken from the widest point)

Kitchen/Lounge	5.50m (18'1") x 2.98m (9'9")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.55m (11'8") x 2.63m (8'8")
Bathroom	3.54m (11'7") x 2.02m (6'8")

**Gross internal floor area (m<sup>2</sup>) : 55m<sup>2</sup> // EPC Rating : D**

**Buyers Premium : £2300.00**

**Extras (Included in the sale) : Fridge freezer and washing machine.**



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Part  
Exchange  
Available

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