



Silverknowes

13 Silverknowes Grove
EH4 5LZ



Semi-detached House

OFFERS OVER £430,000

- Vestibule
 - Hallway
 - Living room
 - Dining/family room
 - Kitchen
 - Utility room
 - WC
 - Family bathroom
 - 3 bedrooms
 - Attic space (utilised as a home study)
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- Garage
 - Driveway
 - Private gardens to front and rear
 - Gas central heating
 - Double glazing

Viewing - by appointment with
Solicitors please call (0131) 554 6321





Viewing is highly recommended of this attractive three bedroomed semi-detached family house located in the popular area of Silverknowes, situated to the north of Edinburgh and within easy reach of the City Centre. Good local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craighleith retail parks. Silverknowes golf course, Silverknowes beach and the Cramond promenade are within easy walking distance. Schooling is also available at nursery, primary and secondary levels. Regular bus services operate to and from the City Centre and for those who commute throughout the region there are excellent access routes to Edinburgh City Bypass, the M8/M9 motorway system and Forth Road Bridge.

The property opens to an entrance vestibule, with a tiled floor, and leads into the hallway. The bright hallway gives access to much of the downstairs accommodation, stairs to the upper level, and features a handy under stair cupboard. To the front the well-proportioned, south facing living room features a gas fire and ample room for furniture. At the rear, is a welcoming and spacious open plan dining/family room and with direct access to the rear garden via sliding doors. The extended kitchen, again to the rear, has plentiful base and wall units, including a full height larder cupboard, integrated oven and hob, fridge freezer, dishwasher, with room for family dining, and gives access to the internal garage. Off the kitchen is a utility room housing a washing machine and tumble dryer, with access to the rear garden. There is a WC/cloakroom off the utility room which has tiled floors, partially tiled walls and a wash hand basin, completing the downstairs accommodation.

Upstairs are three well-appointed and bright bedrooms, the largest of which is to the rear and features fitted wardrobes and drawers. To the front is another double bedroom with a built-in cupboard. A third, smaller bedroom is found to the front. The rear facing family bathroom is fully tiled and comprises of a bath with an overhead shower, WC, and a wash hand basin. Accessed from the landing, via fitted steps, is a large, versatile attic space which is fully floored and lined, features a Velux window, and is currently utilised as a home office.

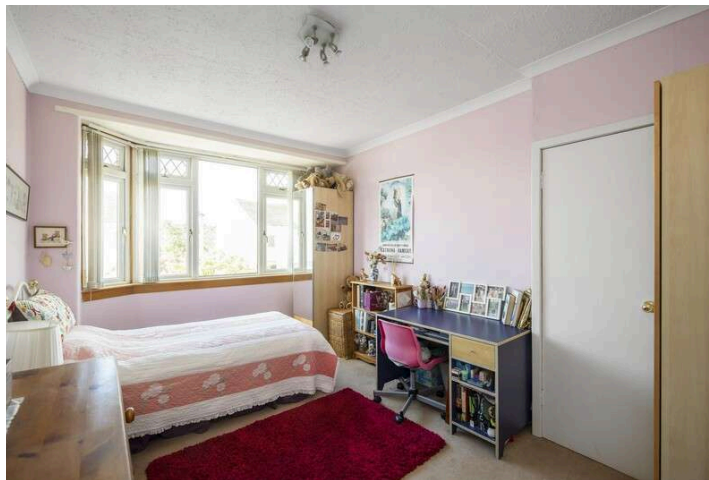
The property benefits from private gardens to the front, and a fully enclosed rear garden with a patio area ideal for al fresco dining and a lawn with colourful shrub borders. Additional benefits include an integrated single garage (with electricity), a paved private driveway, gas central heating and double-glazed windows.

EXTRAS

To include all aforementioned white goods (fridge freezer optional), curtains, blinds, carpets, light fittings (except the main ceiling fitting in the dining room), and garden shed (no warranties to be given).

OFFERS

Offers Over £430,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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