



GIBSONKERR
Personal, Family Law & Property

58 Silverknowes Road East

Silverknowes, Edinburgh EH4 5NY



Property Summary

Located in popular Silverknowes, this three-bedroom semi-detached house offers bright, generous interiors, private parking, and a lovely enclosed rear garden. The home would now benefit from some modernisation, giving buyers an excellent opportunity to create a comfortable family home in a well-regarded residential area. The ground floor includes a welcoming hall, a spacious dual-aspect living/ dining room with a feature fireplace, and a well-equipped kitchen with garden access. Upstairs are three bedrooms and a bright shower room. Outside, the property benefits from established gardens, a patio, a summer house, a driveway, and an attached single garage.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Three-bedroom semi-detached house
- Popular Silverknowes location
- Excellent opportunity for modernisation
- Welcoming entrance hall
- Spacious living/dining room with feature fireplace
- Practical kitchen with garden access
- Three double bedrooms
- Bright shower room with corner enclosure
- Gas central heating and double glazing
- Established enclosed rear garden
- Patio seating area and summer house
- Private driveway and attached single garage
- EPC Rating - C



Floorplan

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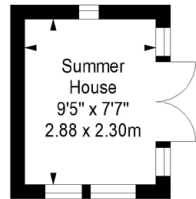
Glasgow
Personal Law & Family Law

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Glasgow
G2 1RW

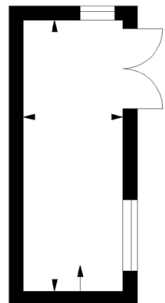
0141 404 0436

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Summer House
Approx. 6.7 sq. metres (72.1 sq. feet)

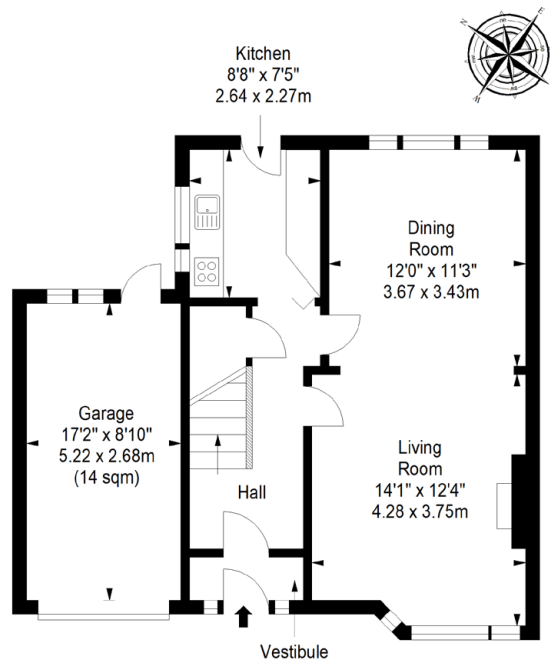


Shed
Approx. 8.3 sq. metres (89.3 sq. feet)



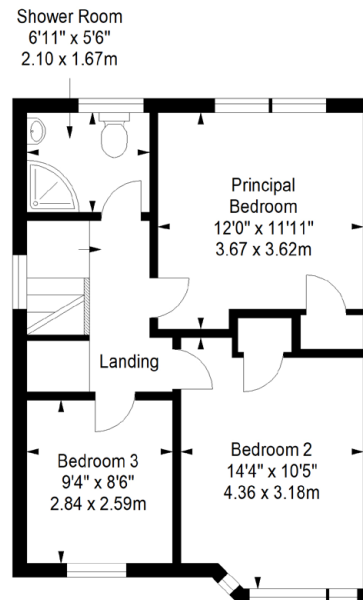
Shed
15'6" x 5'8"
4.73 x 1.73m

Ground Floor
Approx. 47.7 sq. metres (513.5 sq. feet)



Total area: approx. 95.4 sq. metres (1027.0 sq. feet)

First Floor
Approx. 47.7 sq. metres (513.5 sq. feet)



DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.