



Attractive, and well-presented Three-bedroom, semi-detached home



Situated in the highly regarded and desirable area of Silverknowes, this attractive three-bedroom semi-detached home offers well-proportioned accommodation, lovely gardens and excellent potential for family living. The property enjoys a peaceful residential setting while being conveniently placed for a wide range of local amenities, transport links and excellent local schools. On entering the property, an entrance vestibule leads into the hallway, which benefits from under-stair storage. The bright and welcoming lounge enjoys lovely views over the front garden and features an attractive fireplace with a gas flame fire, creating a warm and comfortable focal point to the room. To the rear is a particularly spacious dining kitchen, fitted with modern units, appliances and complemented by a tiled floor and splashback. Patio doors provide direct access to the rear garden, while a further door offers convenient additional access. Upstairs, there are two generous double bedrooms. The first benefits from an attractive bay window, while the second features a fitted wardrobe and additional cupboard space. There is also a well-proportioned single bedroom, ideal for a child's room, home office or study. The family bathroom completes the upper accommodation, while the landing provides access to the attic, offering useful additional storage. The property is complemented by particularly attractive gardens to both the front and rear. The front garden features a well-maintained area of lawn, mature shrubs and a driveway providing off-street parking, together with a generous garage. The rear garden offers an attractive outdoor space with side access, a large lawn, paved patio and attractive planted borders, providing an ideal setting for outdoor dining and relaxing.

Key Features

- Entrance vestibule and hallway
- Lounge
- Dining kitchen
- Three bedrooms
- Bathroom
- Attic
- Double glazing
- Gas central heating
- Garden
- Generous garage and driveway



Silverknowes

Silverknowes is an extremely sought-after residential district to the north of Edinburgh within easy reach of the city centre. Excellent local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craigleith retail parks. Well regarded local schooling is 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 Queensferry Crossing. Leisure facilities include established clubs and organisations, a golf course and Health and Sports Club.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine, tumble dryer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

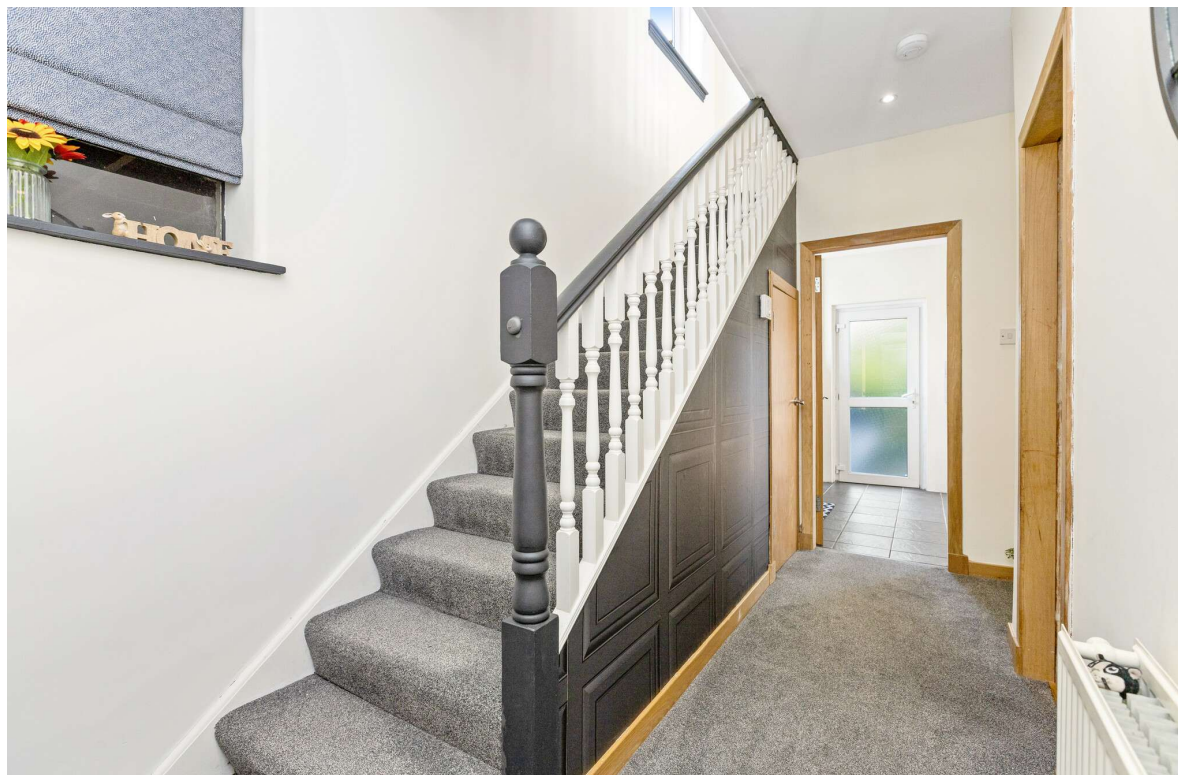
£400,000

EPC Rating

C

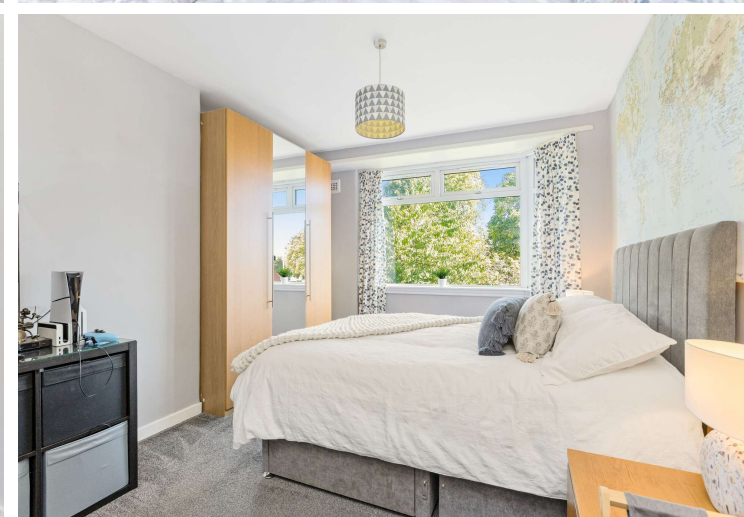
Tenure

Freehold



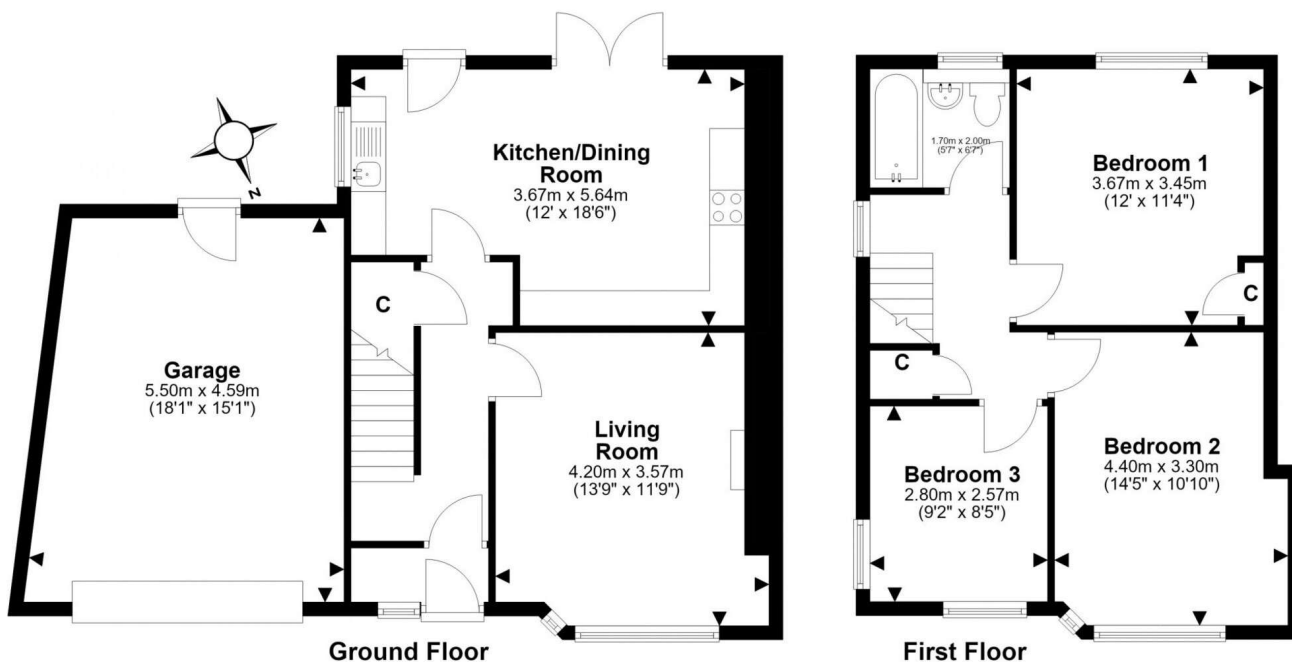


"A welcoming family home in sought-after Silverknowes, with generous gardens and excellent potential"









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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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