



27 Silverknowes Terrace
SILVERKNOWES | EDINBURGH | EH4 5HJ


warners
solicitors & estate agents



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Warners are delighted to offer to the market this impressive extended detached bungalow offering flexible accommodation to three bedrooms.

This lovely property boasts a spacious conservatory and garage, and occupies a prime position within this mature and extremely sought-after residential part of Silverknowes, close to excellent amenities, schools, public transport and road links. The property comprises of an entrance hallway with storage, bright bay windowed lounge with feature fireplace, dining room, fitted breakfasting kitchen, fabulous conservatory leading to enclosed rear garden, two double bedrooms both with storage, bathroom with deep bath and separate shower cubicle, and on the upper level a spacious double bedroom with fitted storage, en-suite shower room, and further fantastic storage options including into the eaves.

Externally, the property further benefits from front garden, driveway, garage and generous enclosed rear garden laid to lawn with patio area. Early viewing is recommended.

- Very well maintained and beautifully presented detached villa
- Clever extension incorporating generous conservatory
- Flexible layout to three bedrooms
- Living room and dining room
- Bathroom with separate shower cubicle
- Principal bedroom on upper level with en-suite
- Gas central heating and double glazing
- Driveway and garage
- Front and rear private gardens

Energy Rating C, Council Tax Band F

All fixtures, fittings, curtains, blinds and all fitted kitchen appliances and all furniture is included in the sale except the coffee table (living room), table and chairs (dining room) and all conservatory furniture. are in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Silverknowes is a popular residential district to the north of Edinburgh within easy reach of the City Centre. First class 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. Good 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 Forth Road Bridge. Leisure facilities include established clubs and organisations, a golf course and Health and Sports Club.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.



