



Bright and spacious Two-bedroom, ground floor flat



A bright and spacious two bedroom, ground floor flat occupying a corner position with open outlook within a peaceful and well-established residential area. It has generous well-proportioned rooms throughout benefitting from electric heating, double glazing and excellent storage. There is a bright hallway with a walk-in cupboard, a spacious dining lounge which has windows to the front and side providing plenty of natural light. It offers ample space for seating and a dining table. The kitchen which is bright and welcoming is fitted with quality modern units at wall and floor level together with onyx effect worktops and appliances. The shower room is modern with a walk-in shower, nice tiling, a vanity unit, storage cupboard and a window for light and ventilation. Both bedrooms are of a good size; one having fitted wardrobe storage. There is a communal garden and drying green to the rear together with a private parking space, which has restricted access. Silverknowes View is close to excellent local amenities and there are quick links to both the city centre, road networks and the airport. Although the property does need some modernisation it will suit a variety of purchasers from first time buyers, down sizers and investors.

Key Features

- Communal entrance
- Hall
- Dining lounge
- Kitchen (appliances included)
- Two double bedrooms, one with wardrobe storage
- Shower room
- Double glazing and electric central heating
- Good storage
- Communal grounds and drying green
- Private parking space, access is restricted



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 carpets, floor coverings, blinds, light fittings appliances, including electric oven, hob, extractor hood, washing machine and fridge freezer 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

C

Home Report Valuation

£175,000

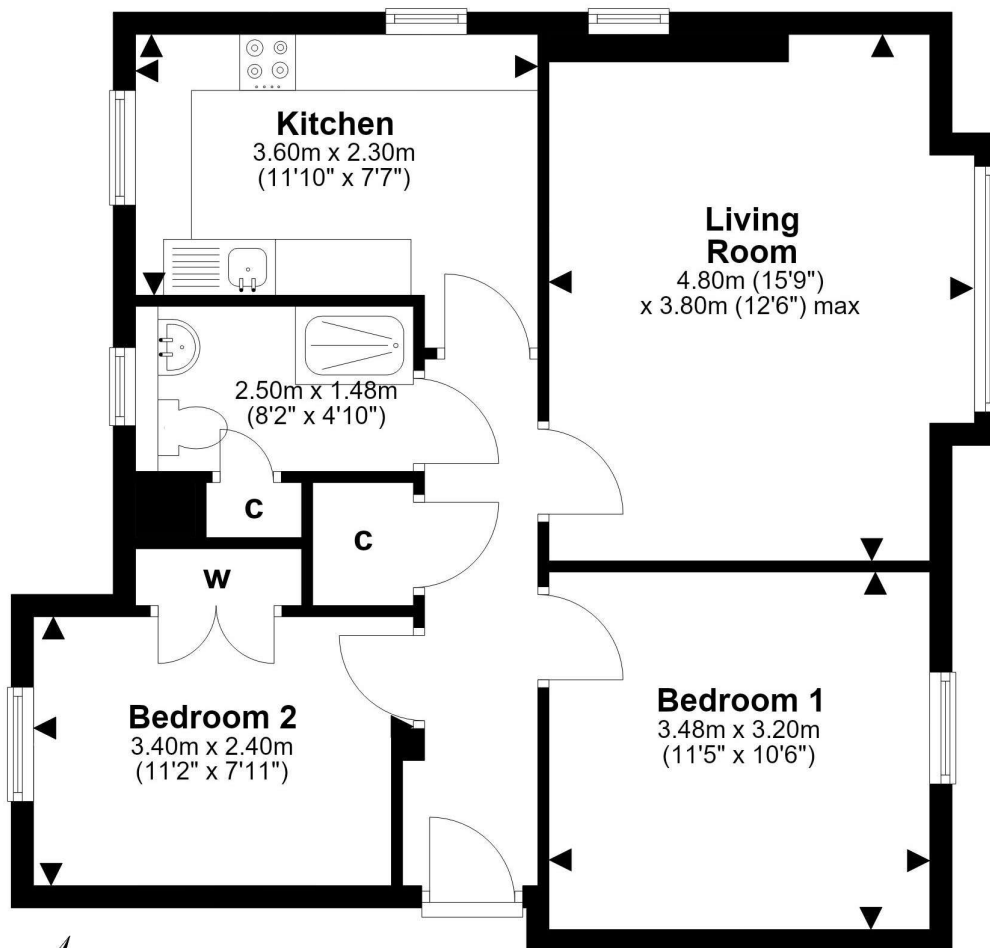
EPC Rating

E

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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