OFFERS OVER £340,000

26 Silverknowes Brae
Edinburgh, EH4 5PQ

drummondmiller
Solicitors & Estate Agents



- Attractive three-bedroom semi-detached house in popular Silverknowes
- Bright living room with fireplace and double-aspect windows
- Separate dining area and fitted kitchen with garden access
- Front garden, private driveway and single garage
- Enclosed rear garden with lawn, mature shrubs and patio



Description

Drummond Miller are delighted to present this attractive semi-detached house, offering spacious accommodation over two floors and excellent potential for modernisation.

The property opens into an entrance vestibule and welcoming hallway with useful under-stair storage. To the front, a bright and generously proportioned living room features a fireplace and double-aspect windows, providing ample space for relaxation and entertaining.

The adjoining dining area offers further versatile living space, while the fitted kitchen provides a range of units, appliances and direct access to the rear garden.

On the first floor, the landing benefits from a useful storage cupboard and access to the attic. There are two well-proportioned double bedrooms, both with storage, a further single bedroom and a family bathroom fitted with a three-piece suite.

The property offers excellent scope for modernisation, reconfiguration or extension.











Central Heating and double glazing
There are double-glazed windows throughout and gas central heating.

Garden and parking
To the front of the property is a sunny garden, alongside a private driveway providing off-street parking and a single garage. To the rear, there is an enclosed garden featuring an area of lawn, mature shrubs and a summer house, providing space for outdoor relaxation and entertaining. The garden also benefits from convenient side access.

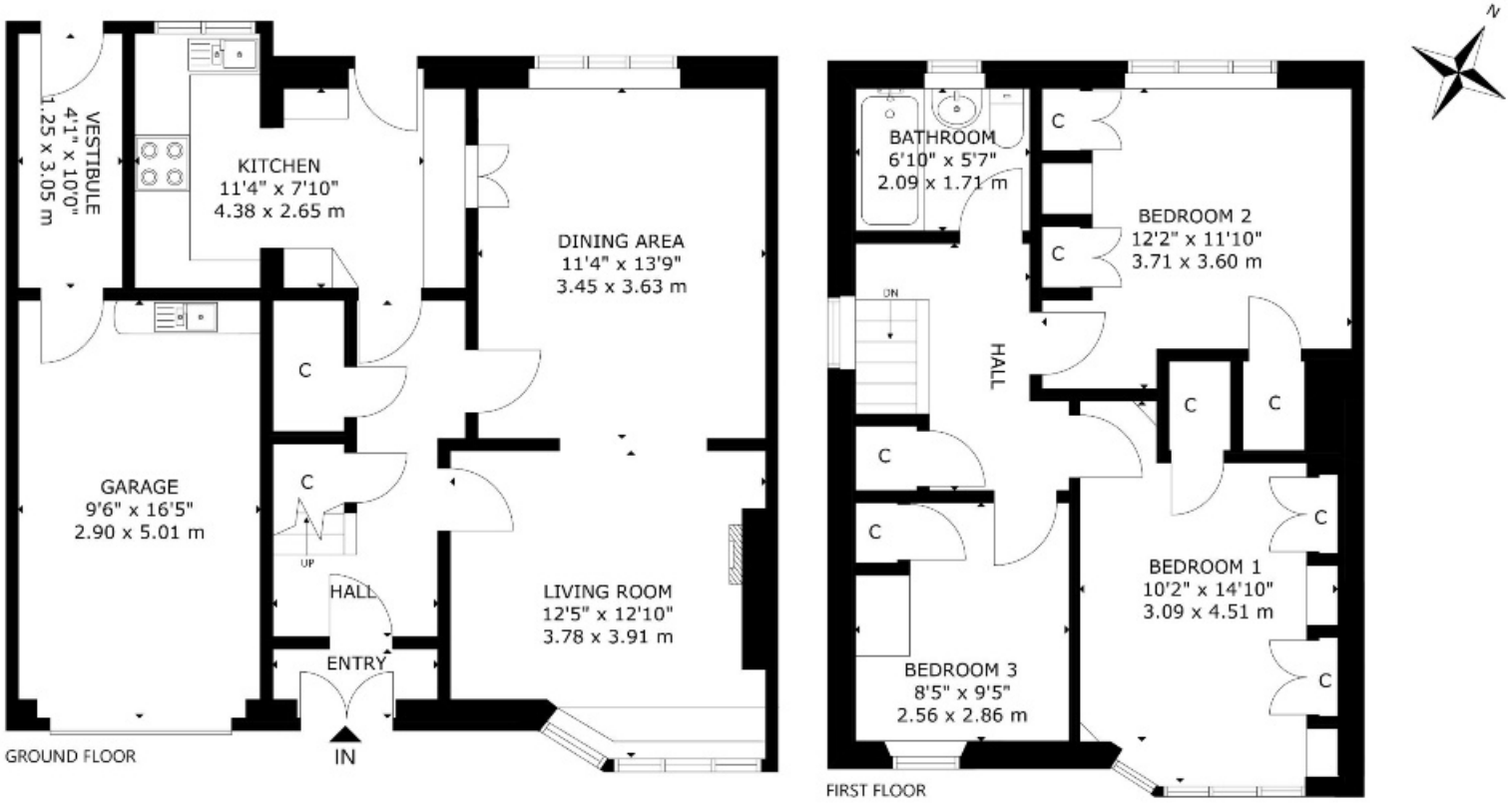
Location
Silverknowes is a popular residential district in the north of Edinburgh, within easy reach of the City Centre. The area enjoys a lovely coastal setting, with Silverknowes Beach and Promenade nearby, offering attractive walks and opportunities to enjoy the outdoors. Excellent local shopping facilities are available in Davidson's Mains, with more extensive retail and leisure amenities at Craigleith and The Gyle shopping centres. The area benefits from good local schooling at nursery, primary and secondary levels, alongside regular bus services providing access to the City Centre. For commuters, there are convenient road links to the Edinburgh City Bypass, M8 and M9 motorway network and Forth Road Bridge. Nearby leisure facilities include established sports clubs, a golf course and health and sports club, while the surrounding area offers a range of attractive green spaces.

EPC and Council Tax
Council Tax band E and has a D-rated Energy Performance Certificate.

Home Report
The property has been valued at £350,000 and a link to the Home Report is available from the ESPC website.

Viewing
By appointment only, telephone 0131 229 3399.

Extras
All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.



26 SILVERKNOWES BRAE, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,216 SQ FT / 113 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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