

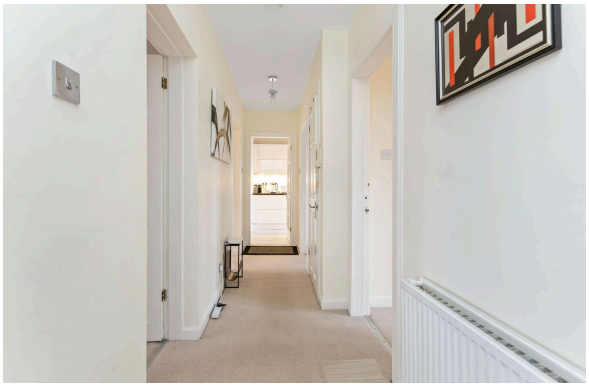
64C Silverknowes Road

SILVERKNOWES | EDINBURGH | EH4 5LF

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Situated on Silverknowes Road in the popular Silverknowes area of Edinburgh, this attractive first floor flat offers generously proportioned accommodation, making it an ideal purchase for first-time buyers, families or those looking to downsize.

The property is entered through a welcoming entrance hallway which provides access to all rooms. The bright and comfortable living room offers an excellent space for both relaxing and entertaining. The stylish fitted kitchen benefits from ample worktop space, together with an excellent range of floor and wall-mounted units, providing plenty of storage and preparation space.

There are three generous bedrooms, all of which benefit from built-in storage, offering excellent flexibility for family living, guest accommodation or home working. Completing the internal accommodation is a well-appointed bathroom comprising a two-piece suite and separate shower enclosure.

Externally, the property enjoys access to a communal garden to the rear, providing a pleasant outdoor space for residents to enjoy. Free on-street parking is available.

- Attractive three bedroom first floor flat
- Property is accessed via a secure entry system
- Communal garden are to the rear of the property
- Close to local amenities and transport links
- Double glazing
- Gas central heating

Energy Rating C. Council Tax band D.

Included in the sale will be the fixtures, fittings, and cooker. Other appliances and items of furniture may be available by separate negotiation.

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







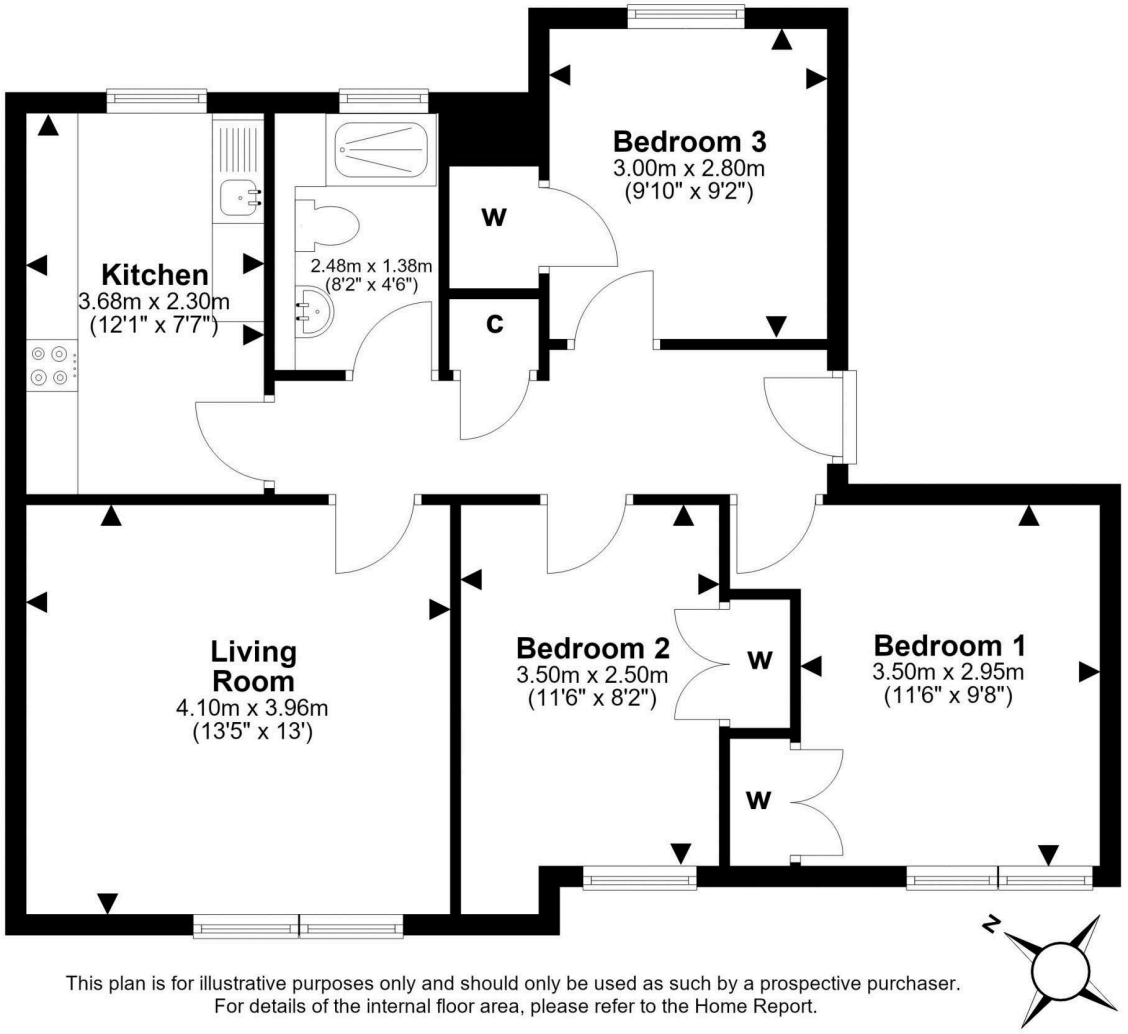
Silverknowes is a popular residential district to the north of Edinburgh within easy reach of the City Centre. First class local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craigleith retail parks. Good local schooling 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.











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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