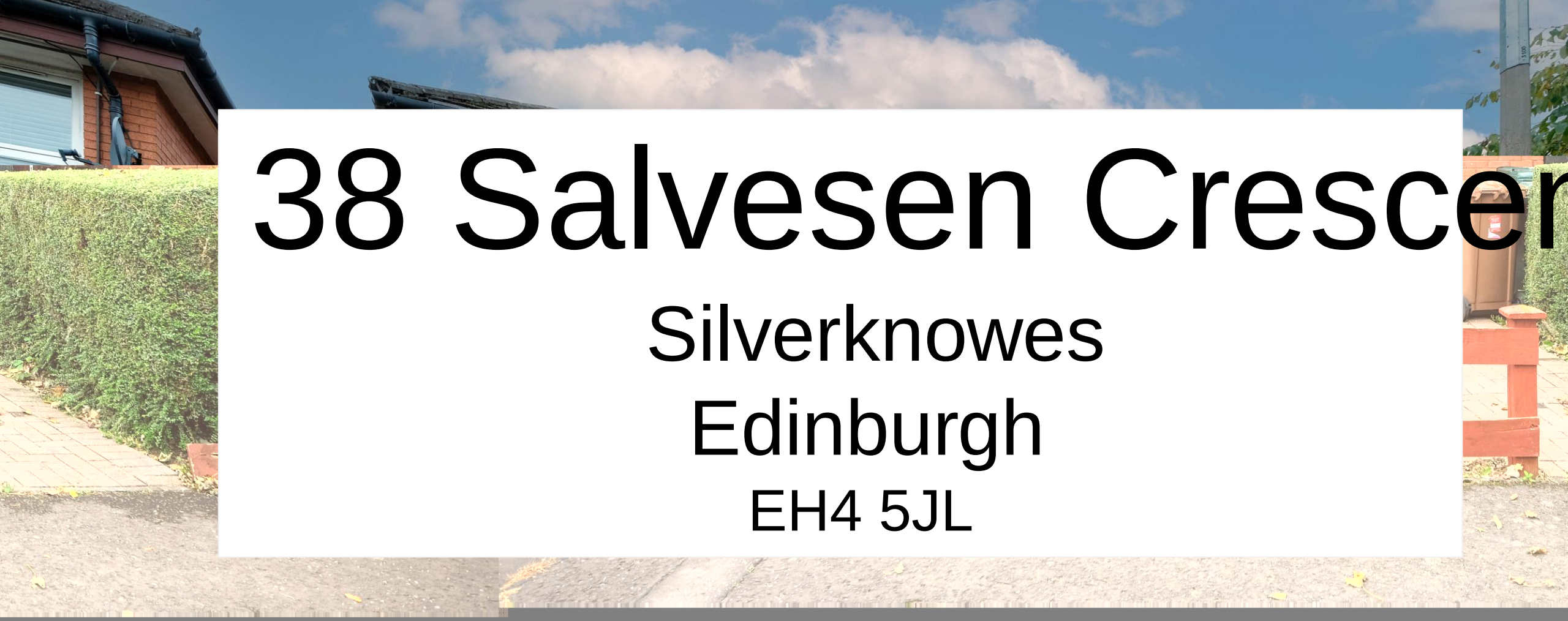

38 Salvesen Crescer

Silverknowes

Edinburgh

EH4 5JL

Spacious end terraced villa situated within the established Silverknowes district of the City. The local district of Silverknowes has a thriving community and is well placed for access to local amenities and services including local shops providing for everyday requirements, together with well respected primary and secondary schools and the nearby Telford College. Further specialist shopping is available at Cataigleith Retail Park where a Sainsbury's superstore can be found and in addition there is a Morrisons supermarket nearby on West Granton Road.

There are parks with leisure and recreational facilities in the area and a regular bus service provides ease of commuting in and around the district and swift links to Edinburgh City Centre. A short journey away is the recently developed Shore district of Leith where the Ocean Terminal Shopping and Cinema Complex can be found along with many popular bistros and bars.

The property benefits from gas central heating, double glazing and good storage facilities.

Private gardens to front and rear

PROPERTY DETAILS

- Entrance Hall with large under stair cupboard. Staircase to upper floor.
- Bright and spacious Lounge with patio doors providing direct access to the garden. Built in cupboards. Feature fire with gas fire.
- Fitted Kitchen with matching wall and base units. Free standing gas cooker. Ample work surfaces with integrated stainless sink with drainer. Windows to front.
- Wet Room with white two piece suite comprising wash hand basin and WC. Mixer shower. Mirrored bathroom cabinet.

Upper Floor

- Landing with attic access hatch. Airing cupboard.
- Double Bedroom with window to front.
- Second Double Bedroom with window to rear.
- Third Bedroom with window to front.
- Shower Room with white two piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Mirrored bathroom cabinet.

Viewing by appointment on 0131 524 3800

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EXTERNAL

The front garden has been laid with monobloc for ease of maintenance.

The west facing rear garden is fully enclosed and has again been mainly laid with monobloc for ease of maintenance with borders featuring an attractive array of established plants and shrubs. The garden shed is included in the sale.

- Energy Efficiency Rating C
- Council Tax Band D

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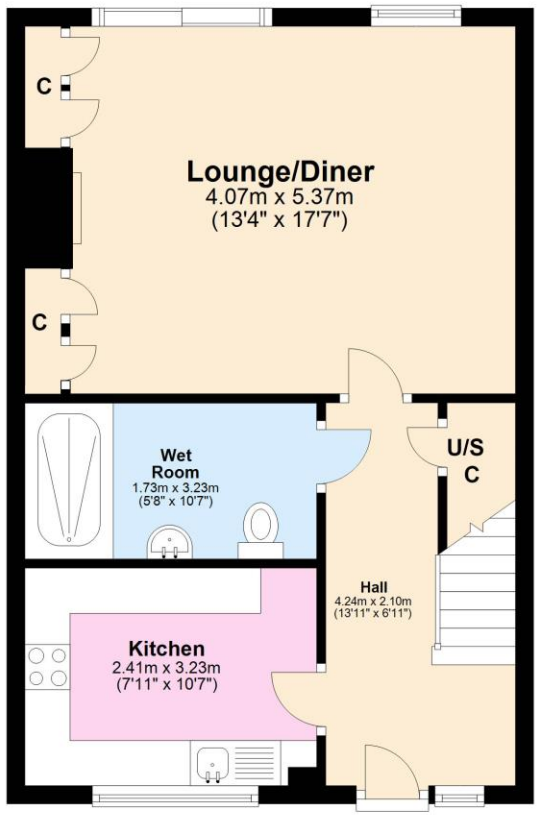
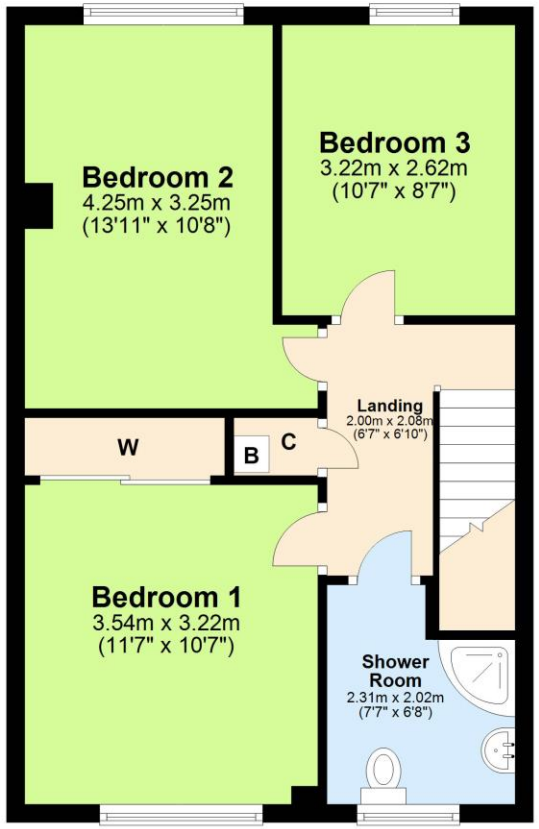
Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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