



Solicitors & Estate Agents










Offers Over

**£220,000**

## 60/1 Silverknowes Drive

Silverknowes | Edinburgh | EH4 5HY

A fantastic opportunity has arisen to purchase this impressive, truly stunning lower villa with extensive private gardens, situated in the popular residential area of Silverknowes to the north west of the city centre. Located close to local amenities and transport links, the property offers well proportioned accommodation and would undoubtedly appeal to first time buyers, professionals, young families and retirees.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Shared Driveway & On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



## Description

The accommodation in brief comprises; welcoming entrance hallway, light and airy reception room with fireplace, spacious dining/bedroom 3 with French doors accessing private rear garden, fitted kitchen with a range of base and wall mounted units, two well proportioned double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob and ovens.

## Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking, patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. The hut/workshop will also be included in the sale. To the front lies well maintained garden grounds mainly laid to lawn. For the car user there is a shared driveway to the side as well as on-street parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.







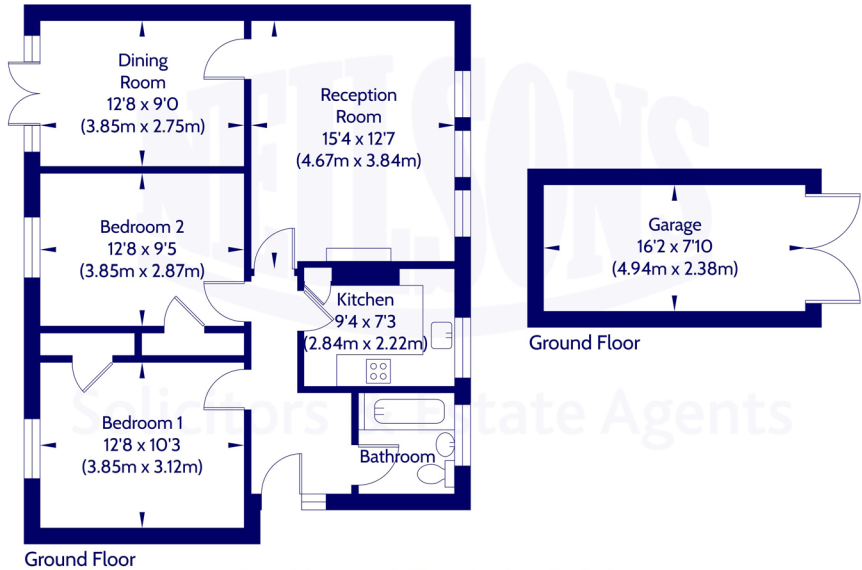
## Location

The popular suburb of Silverknowes is an established and sought-after residential area to the north west of Edinburgh's city centre. Local shops and services in Davidson's Mains provide for day-to-day needs with a Tesco supermarket and a choice of cafes and take-aways also available, and more extensive shopping facilities can be found at The Gyle Shopping Centre and nearby Craigeith Retail Centre, which houses a fantastic variety of popular high street retailers including a Marks and Spencer's Food Hall and a large Sainsburys. Excellent local bus services provide swift access to the city centre and surrounding areas and there is ease of access to the city by-pass, M8, M9, Edinburgh Airport and the Queensferry Crossing. Schools catering for all age groups are easily accessible and a variety of leisure facilities in the vicinity include golf courses, health clubs and lovely walks along the banks of the River Almond and the spectacular Crumond Foreshore.





Approx. Gross Internal Floor Area 72.19 Sq M / 777 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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