



Offers Over

**£335,000**

## 74 Silverknowes Eastway

Silverknowes | Edinburgh | EH4 5NE

This spacious and bright detached villa with private gardens, driveway and garage, is pleasantly situated within a quiet cul-de-sac setting within the ever-popular district of Silverknowes, close to fantastic local amenities, schooling and transport links.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private gardens
-  Driveway  
Garage
-  EPC Rating – C
-  Council Tax Band – E



## Description

In brief the accommodation comprises; entrance porch, welcoming reception hallway with WC located off, stylish fitted kitchen pleasantly overlooking the front, generously proportioned and bright lounge open plan to dining area with patio doors providing direct access to the private rear garden, well proportioned principal bedroom with fitted wardrobes an en-suite shower room, two further good sized bedrooms and family bathroom with three-piece suite. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer and dishwasher.

## Gardens, Driveway, Garage & Factors

To the front lies a neat area of lawn together with a driveway providing off-street parking and access to the single integrated garage. There is a sizeable private garden to the rear which is mainly laid to lawn and has been well maintained. A factoring fee is made payable to Hacking & Paterson for the upkeep of the communal areas and is approximately £30 per quarter.

## Viewing

Please telephone Neilsons on 0131 625 2222.





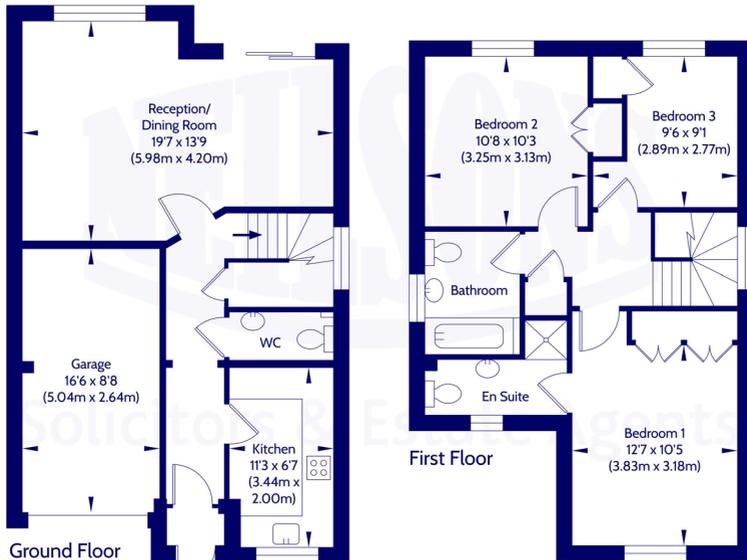
## Location

The popular suburb of Silverknowes is an established and sought-after residential area to the north west of Edinburgh city centre. Popular with families for its peaceful residential streets and highly regarded local schools. 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. Morrison's and Sainsbury's supermarkets are available within a short drive and excellent local bus services provide swift access to the city centre and surrounding areas. Well-placed for the commuter, the city bypass, Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 105.07 Sq M / 1131 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.



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