



Offers over £335,000

40 Silverknowes Court, Silverknowes, Edinburgh, EH4 5NP



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Three Bedroom Terraced Villa in need of Upgrading and Modernisation

A well-maintained three-bedroom terraced now benefiting modernisation and upgrading.

Accommodation comprises Entrance Hall, Large Living/Dining Room, Separate Kitchen, Three Bedrooms. Generous Family Bathroom. Floored Loft with Skylight, Double-Glazing, Gas Central Heating, Excellent Storage, Integrated Single Garage/Workshop, Well-Stocked West-Facing Rear Garden. Driveway

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Livingroom	21'3" x 11'10" (6.48 x 3.63)
Kitchen	12'4" x 7'10" (3.78 x 2.39)
Bedroom 1	13'8" x 10'0" (4.19 x 3.05)
Bedroom 2	11'10" x 10'11" (3.63 x 3.35)
Bedroom 3	10'9" x 9'8" (3.28 x 2.95)

LOCATION

Silverknowes Court is situated within the ever-popular Silverknowes area in Northwest Edinburgh and within the catchment area for Davidsons Mains Primary School and the Royal High Secondary School. Close to good amenities and Cramond promenade are nearby. Regular buses service and good transport links to the City Centre and access to Edinburgh cycle network and City by pass .

EXTRAS

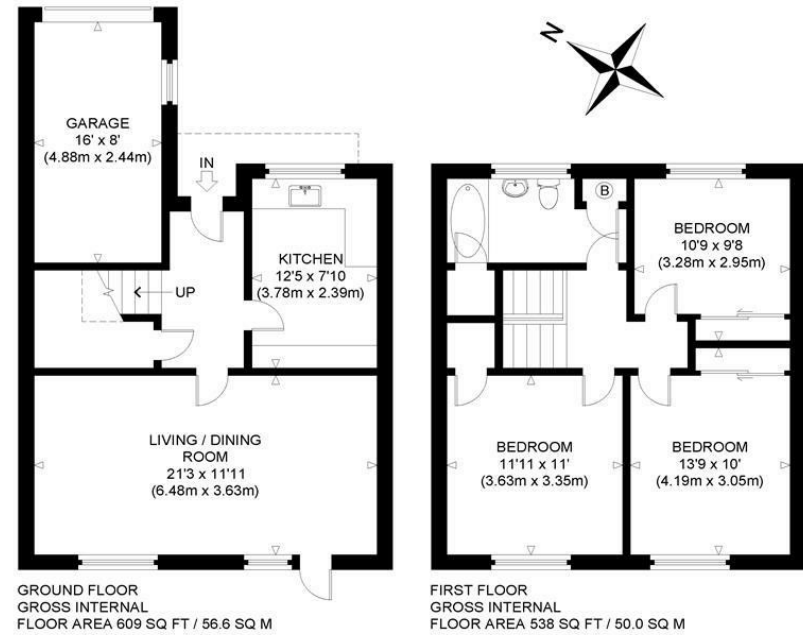
EPC RATING

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VIEWING

By appointment, please telephone 0131 253 2986





SILVERKNOWES COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1147 SQ FT / 106.6 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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