



**40 Silverknowes Gardens,
Edinburgh, EH4 5NB**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

SITUATED WITHIN A GENEROUS CORNER PLOT

THREE-BEDROOM, SEMI-DETACHED HOUSE



This attractive, three-bedroom, semi-detached house is situated in the sought after Silverknowes area of Edinburgh, close to excellent schools, local amenities and an abundance of green spaces to enjoy. The property has a generous corner plot and has been very nicely presented throughout and offers spacious family accommodation, but also has the potential to be extended, subject to the usual permissions. On the ground floor there is an entrance porch, hallway, a lovely, bright living room, with a picture window to the front of the property, a modern kitchen, with a good range of white units, appliances, complementary worktops and tiling. There is also an attractive dining room, with French doors to the garden and a cloakroom on this floor. On the upper floor there is a double bedroom, with a bay window, a further double bedroom, with a cupboard and built-in wardrobe, a single bedroom, currently used as an office, a smart bathroom, with a bath and overhead shower, with a rain shower head, lovely tiling and a vanity unit. The landing benefits from a window, has a built-in cupboard and access to the large, floored loft. There is a front garden, driveway and garage and to the rear there is an extensive enclosed garden, with an area of lawn, mature trees and planting, a patio and pergola, a potting shed, as well as access to the garage and front garden.

Porch and hallway

Living room

Kitchen

Dining room

Cloakroom

Three bedrooms

Bathroom

Large floored loft

Gas central heating and double glazing

Extensive garden

Garage and driveway





SILVERKNOWES

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.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge freezer and shed are included in the sale (no warranties given). Some furniture is available by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£400,000

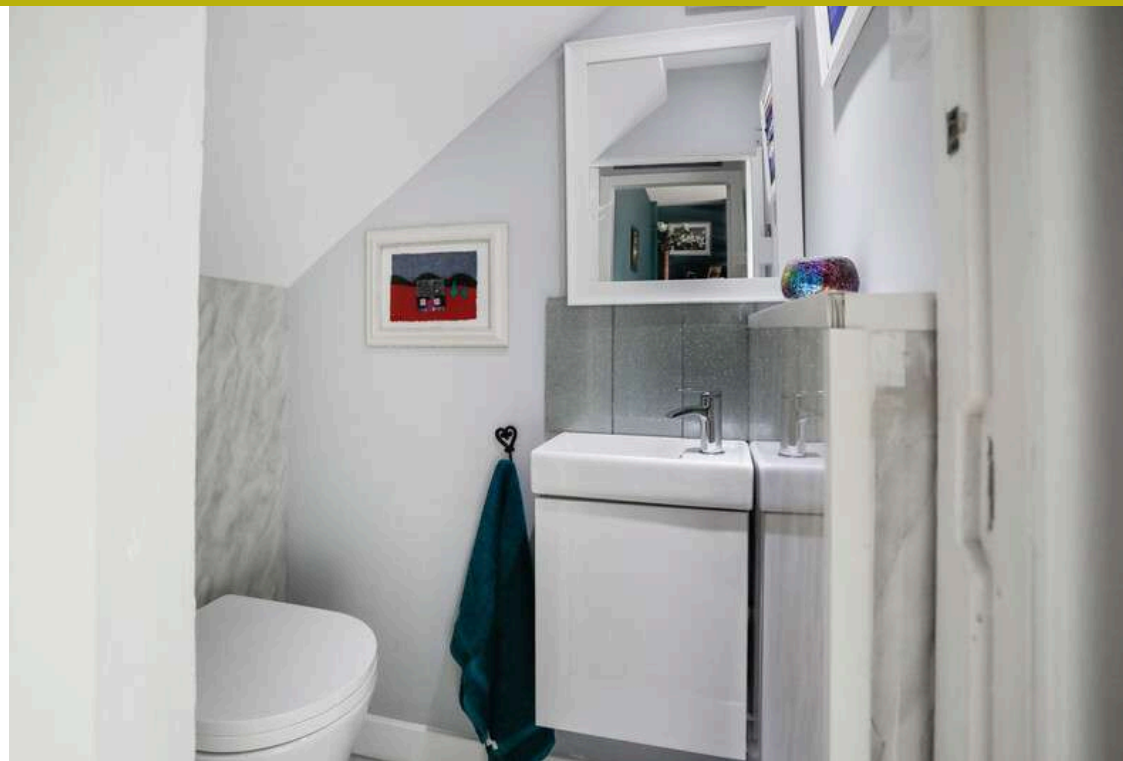
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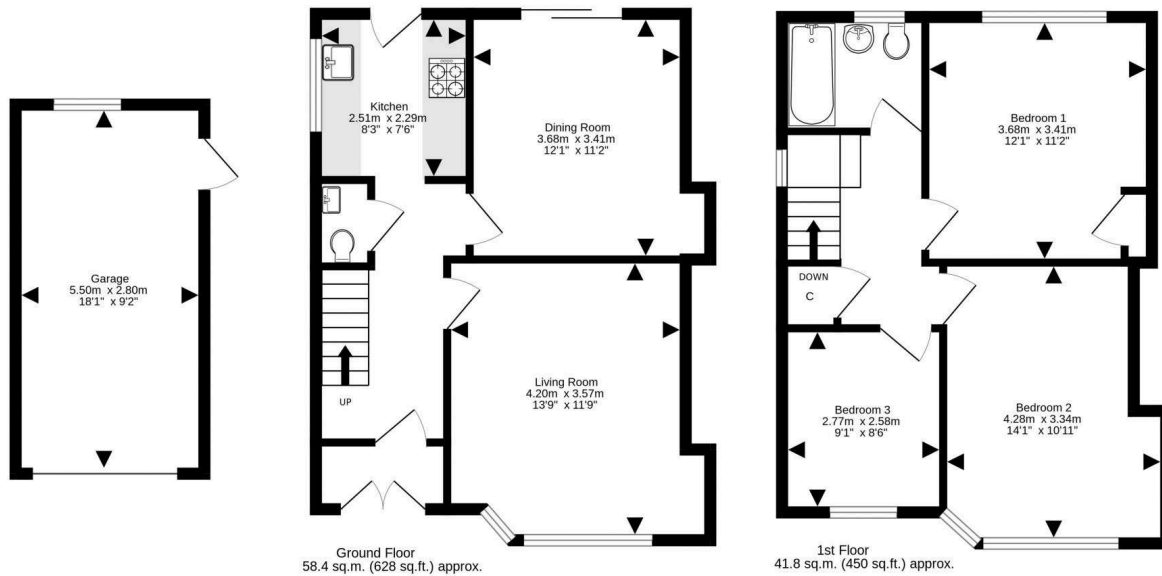
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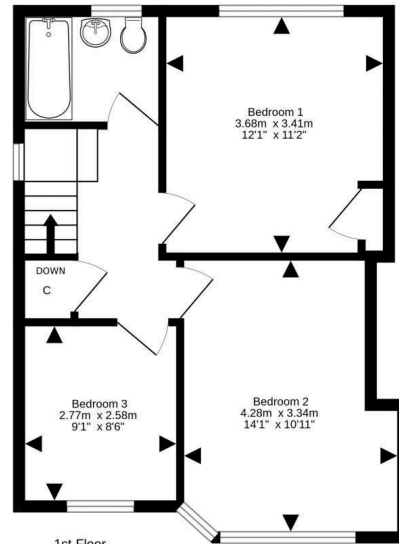








Ground Floor
58.4 sq.m. (628 sq.ft.) approx.



1st Floor
41.8 sq.m. (450 sq.ft.) approx.

TOTAL FLOOR AREA : 100.2 sq.m. (1078 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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