



Attractive

Three bedroom, semi-detached house



A most attractive, three-bedroom, semi-detached house situated in the desirable Silverknowes district close to good schools, transport links, Davidson Mains Park and Cramond Beach. This property has an entrance vestibule, hallway, spacious sitting room open plan to a second public room with double aspect picture windows, a kitchen with a range of fitted units and conservatory. On the upper floor there are two generous double bedrooms and a single bedroom together with a family shower room. To the front of the property is a pretty garden laid to lawn with planted borders and a driveway. To the rear there is a sheltered garden which receives lots of sunshine and has an area of lawn with attractive borders. This is a rare opportunity to purchase a much-loved property which now needs some modernisation allowing buyers to create their own perfect family home.

Key Features

- Vestibule
- Hall
- Lounge
- 2nd public room
- Kitchen
- Three bedrooms
- Shower room
- Attic
- Double glazing
- Gas central heating
- Gardens to front and rear
- Driveway for two cars
- Garage



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 Craigeith 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, fridge freezer, washing machine and shed are included in the sale (no warranties given).

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

£370,000

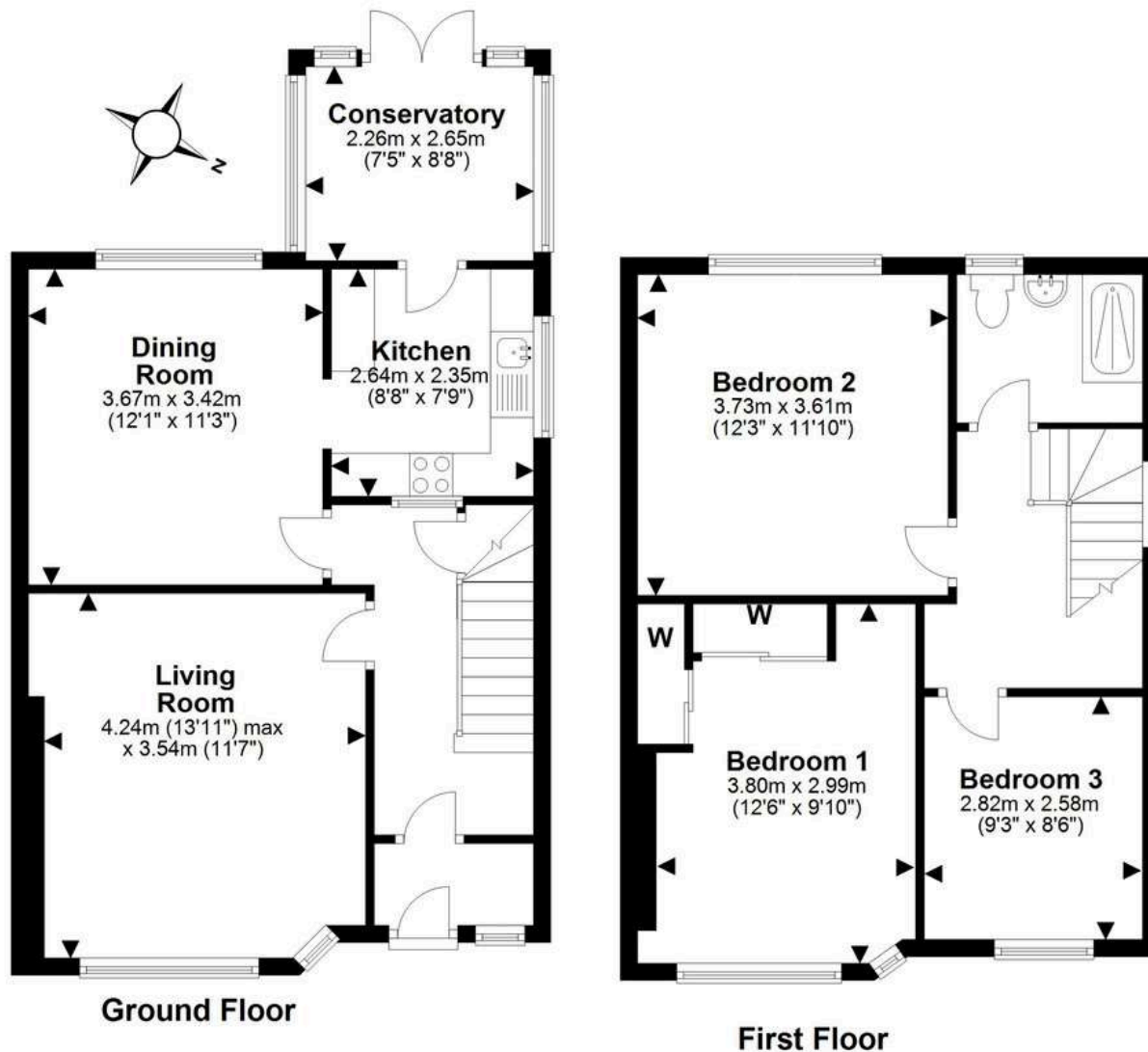
EPC Rating

D

Tenure

Free hold





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

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