





## Beautifully presented Three-bedroom, semi-detached house



This beautifully presented, three-bedroom, semi-detached house has a fantastic location in the sought after Silverknowes area of Edinburgh, close to excellent schools, local amenities and a short walk to Cramond beach. This property offers spacious family accommodation over two floors and has the added benefit of a garden room/office, which could also be used for extra living space or guest accommodation. On the ground floor there is an entrance vestibule and hallway, with storage, an attractive living room to the front of the property and to the rear, a light filled dining kitchen, with smart modern fitted units, appliances, a breakfast bar, bay window and plenty of space for a dining table and chairs. There is also access to the garden. On the upper floor there are two double bedrooms, both with wardrobes, a single bedroom and a family bathroom. There is access to the floored attic from the landing and it has a Ramsay ladder and a Velux window. The garden room in the rear garden is an excellent addition to this family home, currently used as a home office, it has sliding patio doors to the garden, a window and under floor heating. There is a spacious store attached to the garden room. The secluded, south facing garden is a sun trap, with a large patio area, with a pergola to enjoy all weathers, an area of lawn, mature trees, hedging and access to the garage. To the front there is a good-sized driveway and a garage, with electric doors.

### Key Features

- Vestibule and hallway
- Living room
- Dining kitchen
- Three bedrooms
- Bathroom
- Floored attic, with Ramsay ladder
- Gas central heating and double glazing
- Garden room/office, with under floor heating
- Store
- Garden, with pergola
- 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, blinds, light fittings, two wardrobes, oven, hob, microwave, washing machine, fridge freezer, dishwasher, freezer 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](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

E

### Home Report Valuation

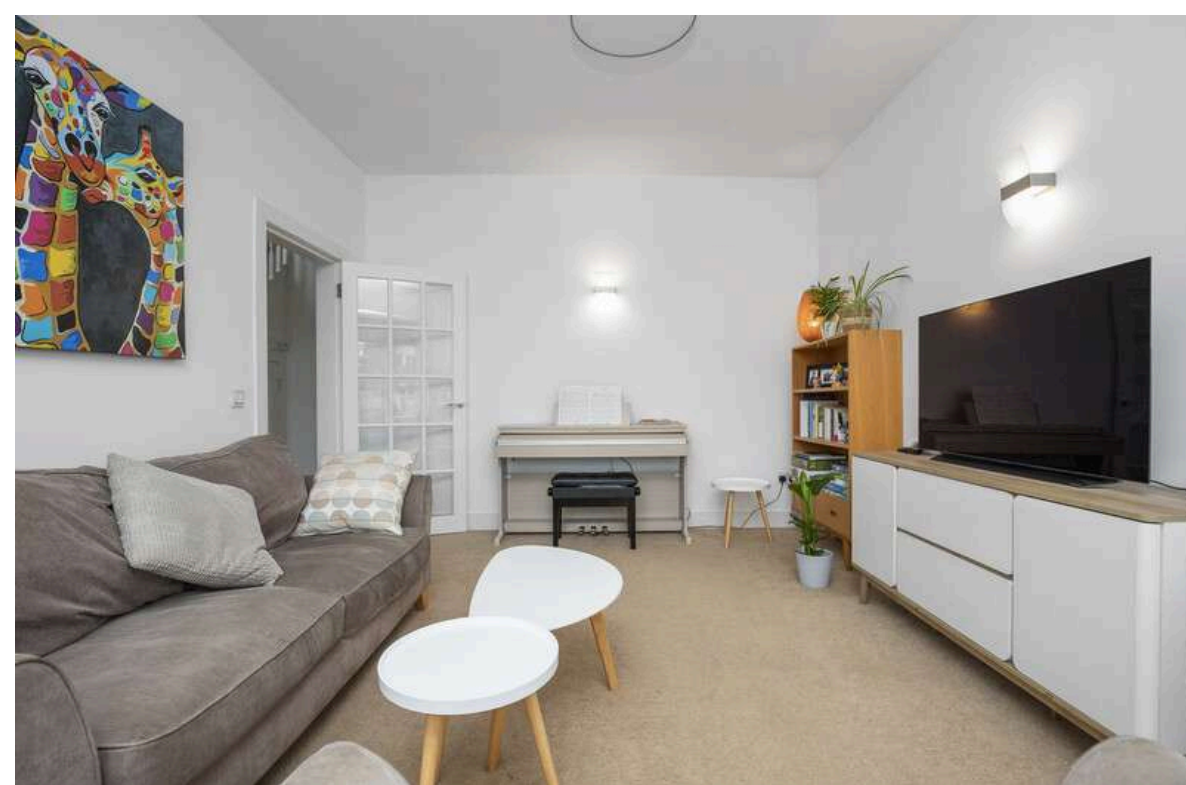
£430,000

### EPC Rating

C

### Tenure

Freehold









*"Beautifully presented, with spacious family accommodation over two floors"*



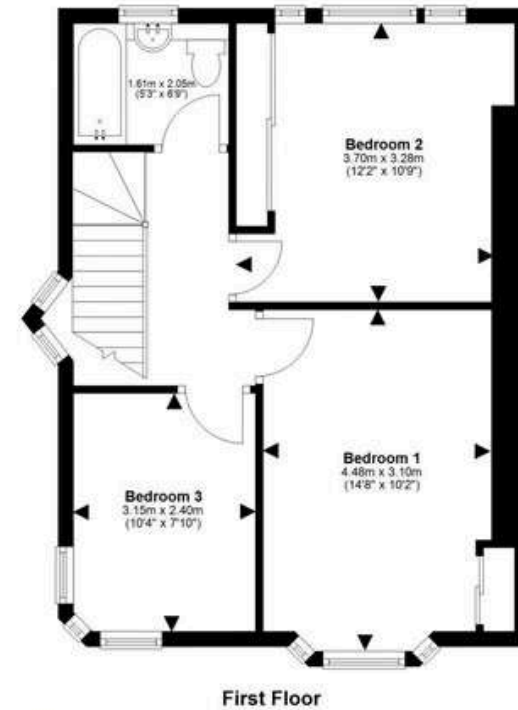
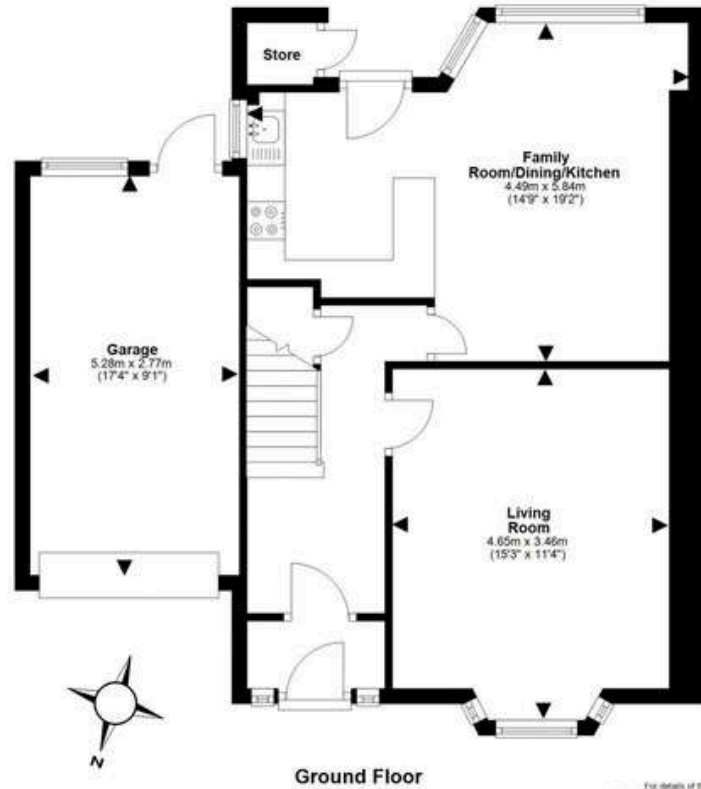
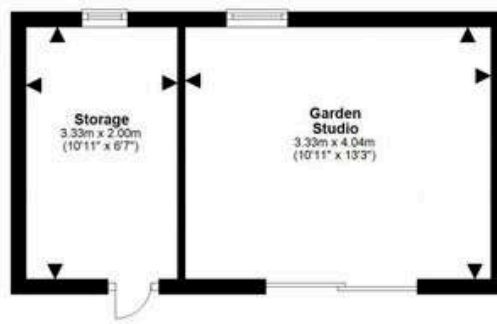












For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates  
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.