





## Bright & spacious

### Two bedroom, ground floor flat



Bright and spacious, two-bedroom, ground floor flat, situated in a quiet modern development in the popular Silverknowes area of Edinburgh, close to excellent local amenities, schools, and transport links. The property is in good condition throughout, but would benefit from some fresh decoration to suit your own taste. The accommodation consists of a communal entrance, with secure entry system, a hall with storage, a lovely open plan kitchen/dining/living room, with plenty of space for dining and seating. The kitchen area has a nice range of modern units, appliances. There is a master bedroom, with fitted wardrobes and an ensuite shower room, a further double bedroom and a family bathroom, with nice tiling and a cupboard housing the heating system. There are well kept communal grounds and plenty of on-street parking. This is an ideal property for a first time buyer or investment opportunity.

### Key Features

Communal entrance with secure entry system

Hall

Open plan kitchen/dining/living room

Master bedroom, with ensuite

Double bedroom

Family bathroom

Double glazing

Wet electric heating system

Communal ground

On-street parking

The dining/living room has been virtually staged for illustration purposes

EWS1 - this property has an EWS1 certificate with a rating of A2

Factored by Hacking and Paterson - approx. £104 per month and includes the maintenance of common areas and buildings insurance



## 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, oven, hob, fridge 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

C

### Home Report Valuation

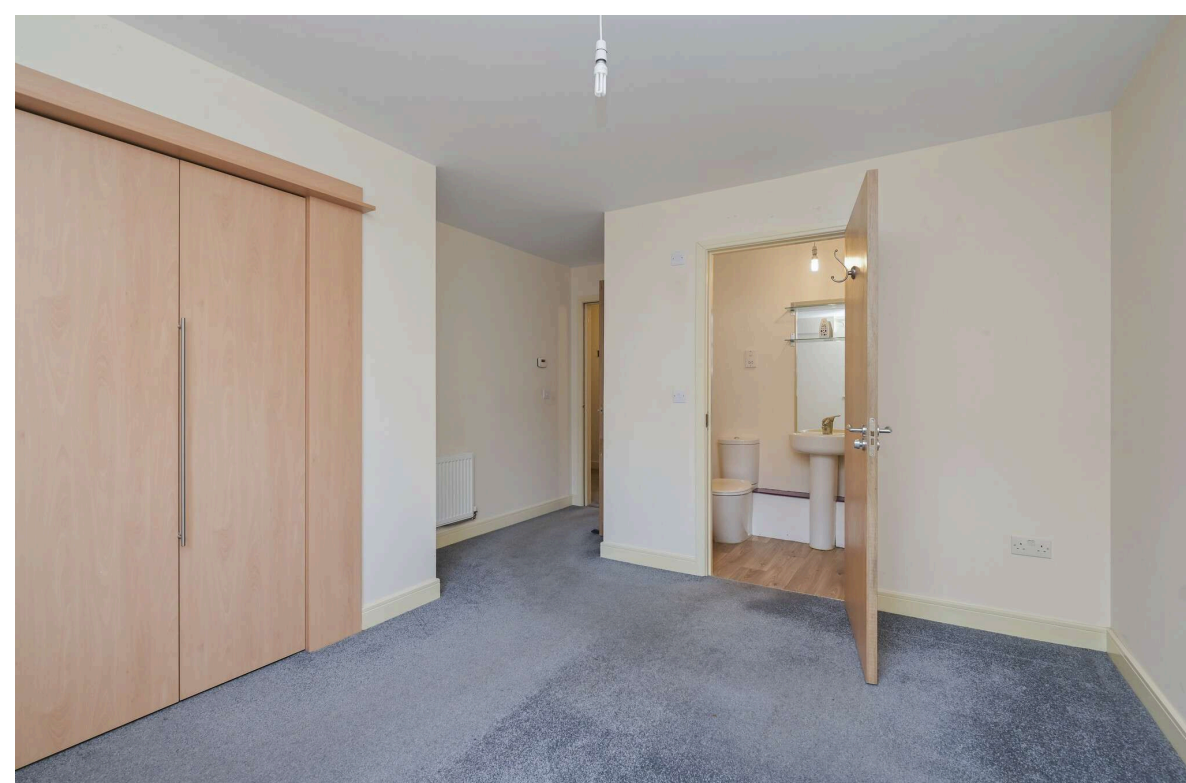
£170,000

### EPC Rating

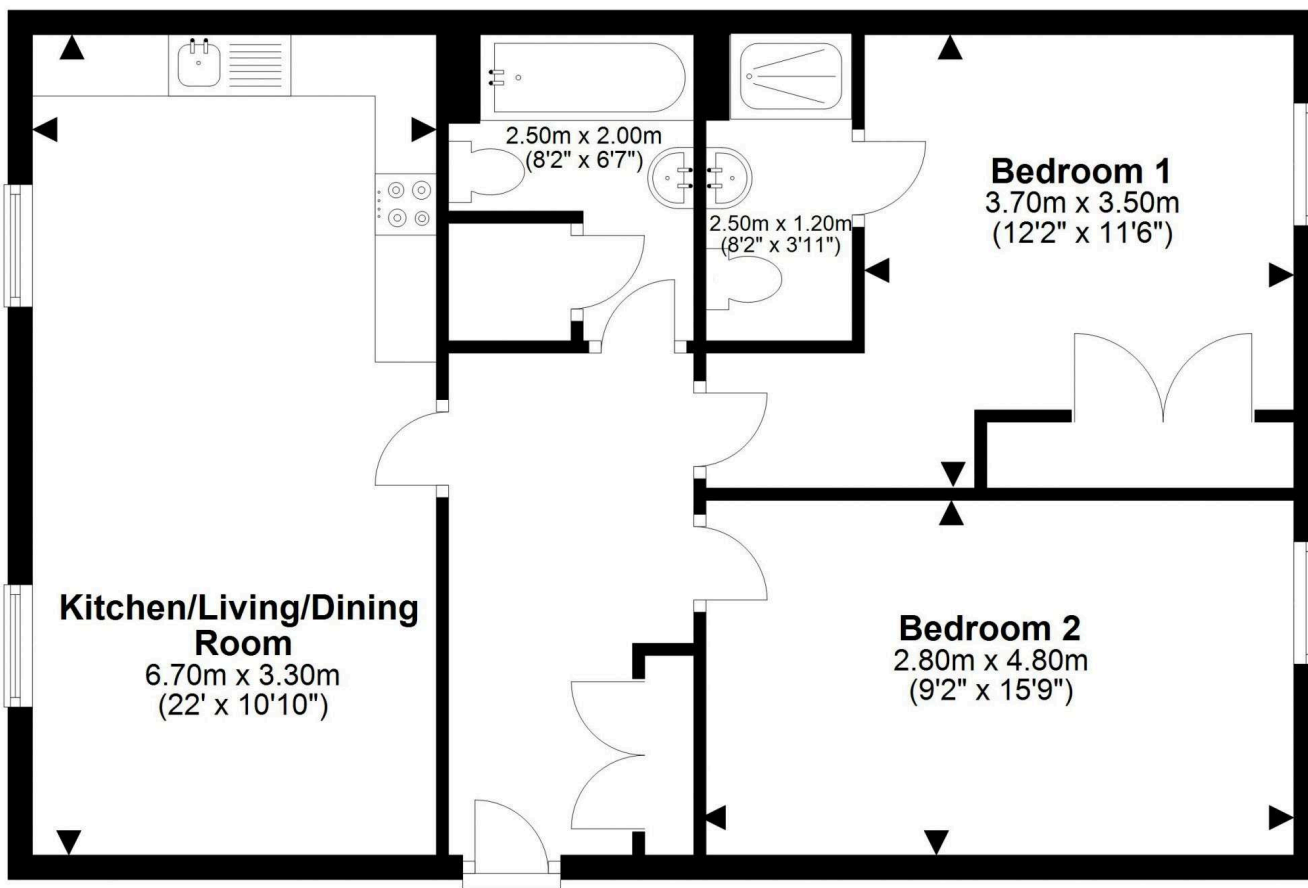
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### Tenure

Free hold

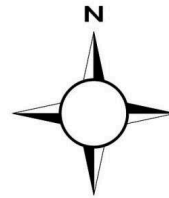






Total area: approx. 68.6 sq. metres (738.2 sq. feet)

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



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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.