



Bright, and offering excellent potential

Two-bedroom, second floor flat



A bright and airy, two-bedroom, second floor flat, situated in a quiet cul-de-sac in the popular Silverknowes district in Edinburgh, close to excellent local amenities, sought-after schools, green spaces and transport links. The property would benefit from upgrading to include kitchen, bathroom and re-decoration. The accommodation consists of a hall with storage, a dining lounge, and a kitchen, with assorted units. There are also two double bedrooms, both with storage, and a bathroom. There is a communal garden to the rear and on street parking to the front. This is an ideal property for a buyer looking for a project as it provides lots of potential to create a great home.

Key Features

- Communal stair
- Hall
- Dining lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Good storage
- Electric storage heating (no warranties given)
- Double glazing
- Communal garden
- On-street parking



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

Property is being sold as seen.

Viewing

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

Council Tax Band

C

Home Report Valuation

£145,000

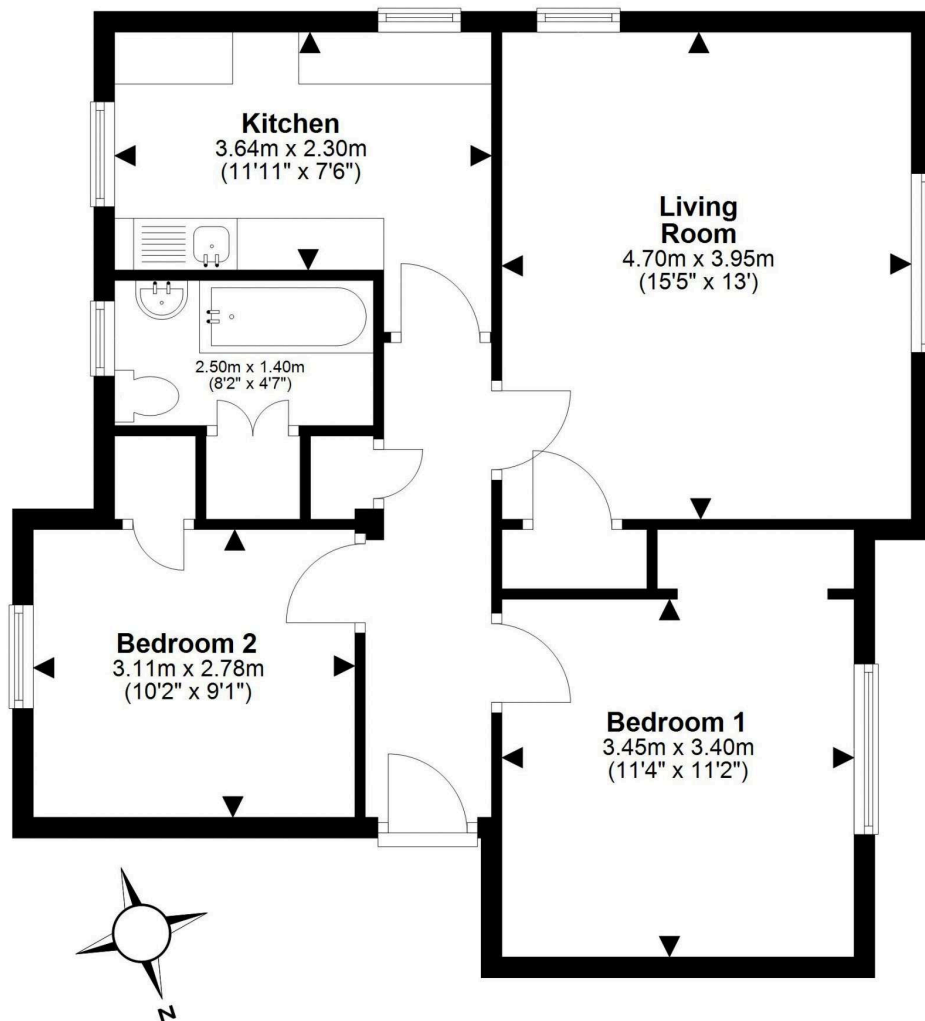
EPC Rating

D

Tenure

Freehold





Total area: approx. 63.4 sq. metres (683.0 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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