



16A Silverknowes View

Silverknowes, Edinburgh, EH4 5PY



VMH ESTATE AGENTS



2 bedroom ground floor flat in the sought-after Silverknowes area, ideal for a first time buyer or those looking to downsize.

- Sitting room
- Kitchen
- 2 double bedrooms
- Bathroom
- Bright & well proportioned
- Ideal for a first time buyer
- Excellent location close to amenities
- Communal gardens front & rear
- Single car garage
- Gas central heating & double glazing



Offers Over: £175,000

EPC Rating: D

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in the sought after Silverknowes area in the North of Edinburgh this 2 bedroomed ground floor flat offers an excellent opportunity for a first time buyer, investor or potentially someone looking to downsize in the area.

The property offers bright and spacious rooms throughout and is a blank canvas ready for the next owner to put their own stamp on it.

Further benefits include gas central heating, double glazing and a single car garage.

Extras

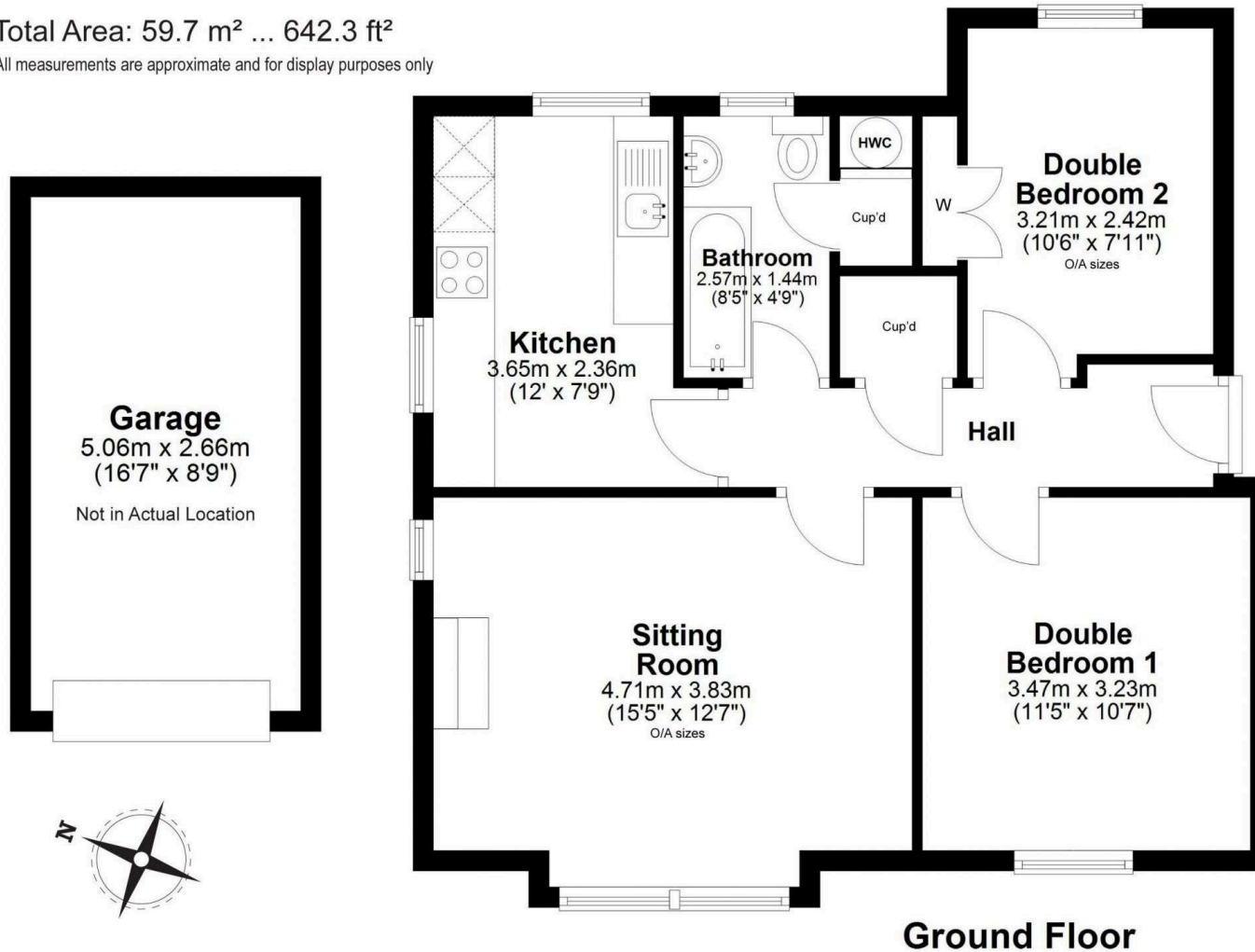
To include all fitted floor coverings, blinds, oven, hob, fridge/freezer and washing machine.



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Total Area: 59.7 m² ... 642.3 ft²

All measurements are approximate and for display purposes only



Location

Silverknowes is a quiet, popular residential area situated to the north of the city. It is close to an excellent range of local amenities in Davidson's Mains which include a supermarket, greengrocer, chemist, post office, a health centre and a dental surgery.

There is a large Sainsbury's superstore along with a further selection of high street retailers at Craighleith Retail Park in Blackhall. Regular bus services operate to and from the city centre and to the surrounding areas and there is quick access to the main commuting routes including the M8, M9, the Forth Road Bridge and Edinburgh International Airport.

Recreation amenities include Silverknowes golf club and pleasant walks can be enjoyed along Silverknowes Esplanade to Cramond.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.