

SILVERKNOWES

17 SILVERKNOWES BANK
EH4 5PG



3



1



2

EPC RATING: D

OFFERS OVER £285,000

PROPERTY DESCRIPTION

- Vestibule leading to hallway with understairs storage
- Good sized living room to front with gas fire, open to
- Dining room overlooking the rear garden
- Separate kitchen with door to the garden and range of kitchen units – could easily be opened up to the dining area for open plan living
- Three double bedrooms, two with fitted storage
- Modern bathroom with bath with mains shower over, sink & wc
- Gas central heating from back boiler located in the lounge together with hot water storage cylinder
- Wooden framed double glazed windows
- Large lawned front garden and easily maintained paved rear garden with greenhouse, surrounded by shrubs & trees making it nice & private
- Attached single garage, off street parking to front & free on street parking



VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





SUPER THREE BED SILVERKNOWES SEMI WITH GARAGE, IN CATCHMENT FOR ROYAL HIGH

Owned by the previous owners since it was built, this well-loved home is now ripe for refurbishment. With great open living accommodation, three good sized bedrooms, a modern bathroom, garage, off street parking and an easily maintained rear garden, this would make a wonderful family home. Potential to extend subject to the usual consents. Located in this popular area with easy access to the beach at Cramond, local golf courses, excellent transport links into the city centre, good local shopping and well renowned schools.

AREA

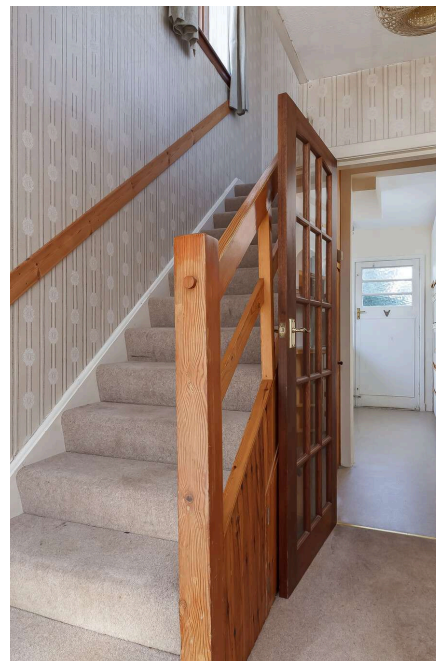
The popular suburb of Silverknowes is an established and sought-after residential area to the north west of Edinburgh. Popular with families for its peaceful residential streets and highly regarded schools, the property is well positioned to take advantage of some of the capitals most picturesque outside spaces, including walks along the River Almond and the beach at Cramond. Local amenities are available in nearby Davidson's Mains providing for all your day-to-day needs, including a Tesco and a good choice of coffee shops. More extensive shopping including Morrison's and Sainsbury's are available within a short drive, together with a great choice of retailers in nearby Craigleith Retail Park. The house is in the catchment for exceptional schools including Davidson's Mains Primary and Royal High School. Excellent local bus services take you into the city centre and surrounding areas and there is easy access onto the the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, extractor fan, dishwasher and washing machine are included in the sale.

HOME REPORT VALUATION

£300,000

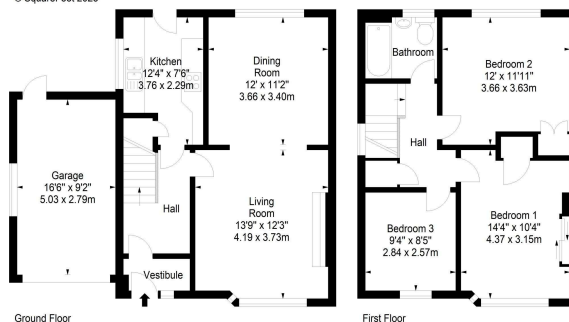


Living room	13'9 x 12'3 (4.19 x 3.73m)
Dining room	12' x 11'2 (3.66 x 3.40m)
Kitchen	12'4 x 7'6 (3.76 x 2.29m)
Bedroom 1	14'4 x 10'4 (4.37 x 3.15m)
Bedroom 2	12' x 11'11 (3.66 x 3.63m)
Bedroom 3	9'4 x 8'5 (2.84 x 2.57m)
Garage	16'6 x 9'2 (5.03 x 2.79m)

Silverknowes Bank,
Edinburgh,
Midlothian, EH4 5PG



Approx. Gross Internal Area
1004 Sq Ft - 93.27 Sq M
Garage
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

