



RALPH SAYER
SOLICITORS & ESTATE AGENTS

12C Silverknowes View

Silverknowes, Edinburgh, EH4 5PY

Set on the second-floor of an established residential development in popular Silverknowes, this attractive flat offers modern interiors and superb practicality. The home comprises a spacious west-facing, dual-aspect living room that provides a bright and comfortable setting, complemented by additional built-in storage. The good-sized breakfasting kitchen is also dual-aspect with modern cabinetry, quality worktops, and handy downlighters. The generous main bedroom includes built-in storage, while the versatile second bedroom, ideal as a dining room or home office, benefits from a built-in wardrobe. A contemporary three-piece shower room with mirrored vanity storage completes the accommodation. Externally, residents enjoy access to a communal lawned garden with a drying area, along with private driveway and garage parking. Additionally, the flat is near local amenities, scenic outdoor space and transport links.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Property Summary

- Second-floor flat part of an established development
- Situated in popular Silverknowes
- Attractive modern interiors
- Secure phone entry and shared stairwell
- Entrance hall with storage
- West-facing dual-aspect living room with storage
- Good-sized, dual-aspect breakfasting kitchen
- Spacious main bedroom with storage
- Versatile second bedroom/dining room with a built-in wardrobe
- Contemporary three-piece shower room
- Communal lawned garden with drying area
- Private drive and garage parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £200,000







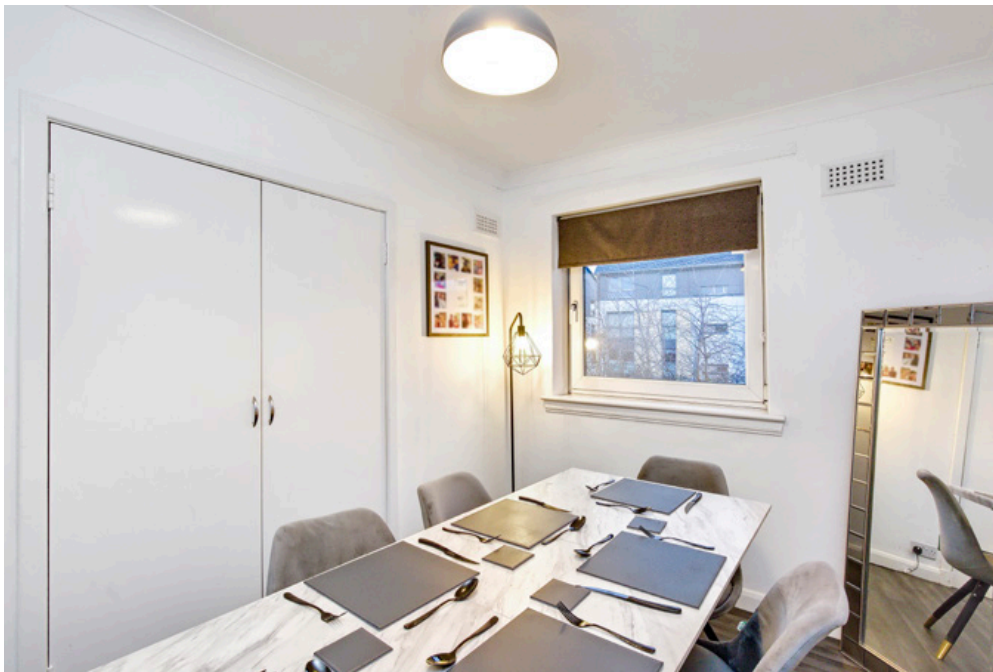
West-facing dual-aspect
living room with storage
and a good-sized,
dual-aspect breakfasting
kitchen







Spacious main bedroom
with storage and a
versatile second bedroom/
dining room with built-in
wardrobe





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dream property!



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

