



43 Silverknowes Drive
SILVERKNOWES | EDINBURGH | EH4 5LQ


warners
solicitors & estate agents





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A rare opportunity has arisen to acquire a particularly charming semi-detached three bedroom home occupying an enviable setting in the popular Silverknowes area to the North of Edinburgh. This lovely home is presented in excellent decorative order throughout having been fully renovated and extended by the present owner and offers spacious accommodation over two floors, making an ideal buy for a family or a couple looking for more space.

The open plan living room is bright and spacious and features sliding patio doors into the rear garden and an attractive cupola that fills the room with natural light. Adjoining the living room the well equipped kitchen currently comprises gas hob, double oven and fan, fridge/freezer, dishwasher, breakfast bar and there is a utility area with tumble dryer, washing machine and downstairs wc. There is also a further reception room with press and attractive bay window that could also be used as a bedroom.

Upstairs houses three well proportioned bedrooms, one benefitting from sea views and completing the accommodation is the family bathroom with shower over the bath. The property also benefits from an attic, large front driveway, garage and also has front and rear gardens. Early viewing is highly recommended!

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





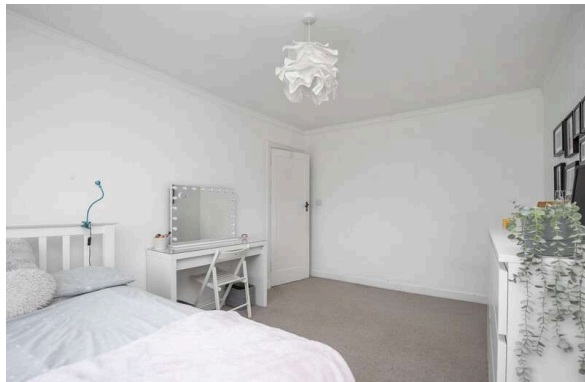
- Welcoming reception hall
- Open plan living room with sliding doors to the rear garden
- Well-equipped kitchen
- Three Bedrooms
- Reception room or additional bedroom
- Contemporary Bathroom with shower over bath
- Gas central heating and double glazing
- Private front and rear Gardens
- Driveway and Garage
- Unrestricted on street parking

All blinds, integrated fridge/freezer, dishwasher, washing machine and tumble dryer will be included in the sale.

EPC Rating C.

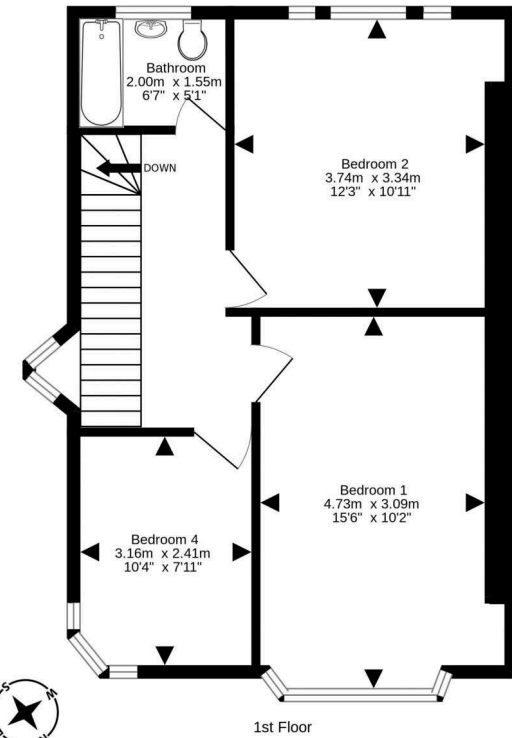
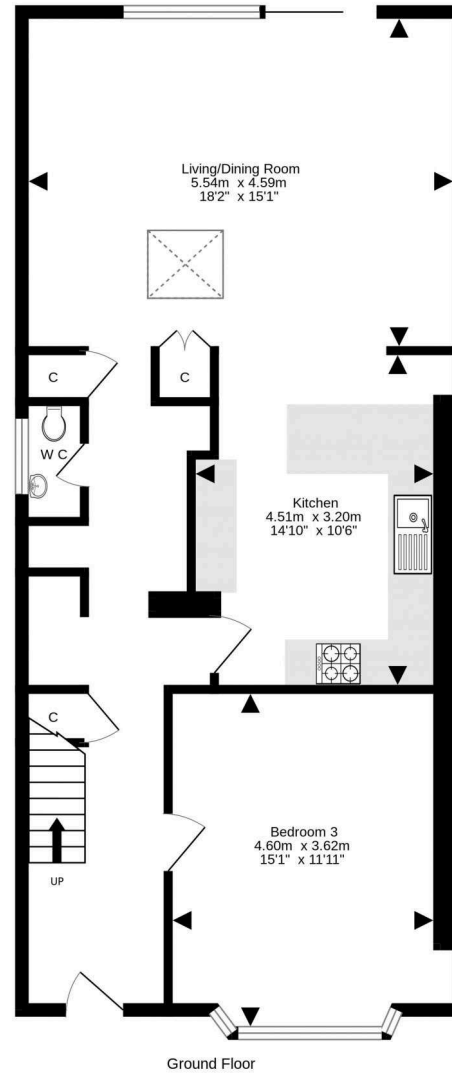


Silverknowes is a popular residential district to the north of Edinburgh within easy reach of the City Centre. First class local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craighleith retail parks. Good local schooling 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.





FAMILY RULES
ALWAYS TELL THE TRUTH
Laugh at yourself, call home
Love each other more than anyone else
PRACTICE KINDNESS & COMPASSION
Laugh out loud and kind words
Share your ideas and opinions in class
Do your best. Smile only if you're
happy and only when in your parents
LIVE YOUR LIFE WITHOUT REGRETS
Experiment. Try new things
Say I am sorry, have patience
Be a kid. Use kind words
BELIEVE IN YOURSELF & DREAM BIG



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