



18 Silverknowes Gardens
SILVERKNOWES | EDINBURGH | EH4 5NB


warners
solicitors & estate agents



18 Silverknowes Gardens

SILVERKNOWES | EDINBURGH | EH4 5NB

Warners are delighted to offer to the market this beautifully presented semi-detached villa with south facing enclosed rear gardens, fully paved front garden and garage, offering spacious accommodation and occupying a prime position within this mature and extremely sought-after residential part of Silverknowes. This charming property lies close to excellent amenities, schools, public transport and road links and boasts spacious living space, conservatory and fully floored attic room.

The accommodation comprises of an entrance hallway with under-stair storage, front facing living room with feature living flame gas fire, fitted dining kitchen fitted with sleek cabinetry and a range of integrated appliances and French doors to rear garden with lawn and decking, and conservatory. On the first floor are three bedrooms, two with storage, and a family shower room with mains shower. The attic is fully floored with light and electrics. Externally, the front garden is fully paved making an ideal driveway to garage and the lovely rear garden is south facing and accessed from the dining kitchen making it the ideal space for al fresco entertaining. The property further benefits from gas central heating and double glazing.

- Beautifully presented semi-detached villa with conservatory, driveway and garage
- Front facing living room with living flame gas fire
- Stunning dining kitchen with a range of integrated appliances and access to rear garden and conservatory
- Three generous bedrooms, two with storage
- Shower room
- South facing rear garden with decking and lawn

Council Tax Band: E Energy Rating: C

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



All fittings, fixtures and integrated kitchen appliances are included in the sale of the property, Subject to negotiation all other furniture can also be included in the sale.

The subjects are located within the Silverknowes district of Edinburgh, which enjoys a close knit community spirit. A first class choice of shopping and banking facilities are on hand, including a Tesco store serving the local community's daily requirements, with an alternative choice within Craigmile Retail Park. Regular bus services operate to and from the city centre and surrounding areas, with the city bypass ensuring swift access to other outlying motorway networks. Highly regarded schooling ranging from nursery to senior level are all within the vicinity. Leisure facilities are varied and include established clubs and organisations which cater for both adults and children, a golf course, Health and Sports Club, with the shores of Cramond and Lauriston Farm a little further afield.



