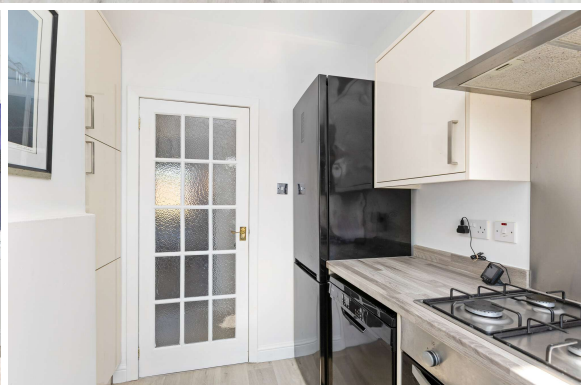




57/4 Silverknowes Crescent
SILVERKNOWES | EDINBURGH | EH4 5JA


warners
solicitors & estate agents



57/4 Silverknowes Crescent

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Beautifully presented three-bedroom upper flat boasting a well-maintained rear garden, situated in the highly popular Silverknowes area of Edinburgh, north-west of the city centre.

This stunning apartment has been tastefully decorated to a high standard throughout and is presented to the market in move-in condition. The living/dining room is flooded with an abundance of natural light, providing a great space for relaxing or entertaining guests. All three bedrooms are well-sized doubles, with two of these rooms offering built-in wardrobe storage. Each of the bedrooms has the potential to be employed as an ideal home offices, study or gym, giving the property a high degree of flexibility. A contemporary kitchen and stylish shower room complete the internal accommodation.

Nearby amenities include Lauriston Castle, Silverknowes Golf Course and the Tesco Superstore at Cramond, at the property is well located to offer access to public transport links.

Early viewing is highly recommended to appreciate everything that this fantastic home has to offer.

- Three-bedroom upper flat
- Living/dining room
- Contemporary kitchen
- Two double bedrooms with built-in wardrobes
- Third double bedroom
- Shower room
- Gas central heating and double glazing
- Garage
- Rear garden

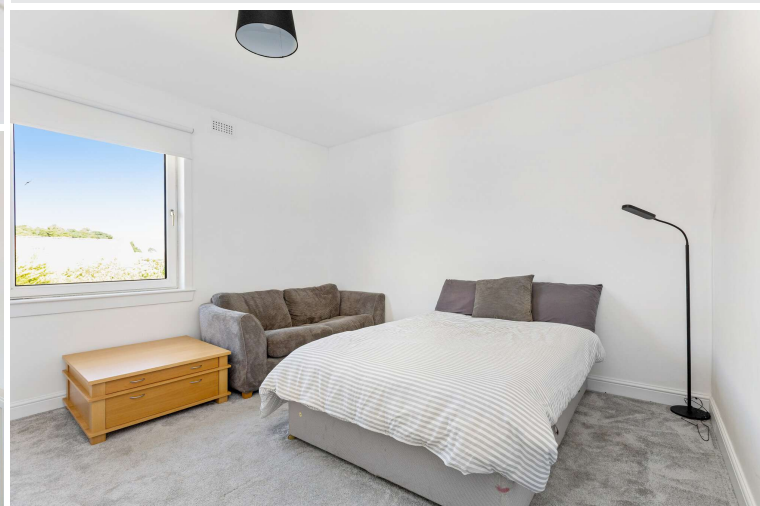
Energy Rating C , Council Tax Band D

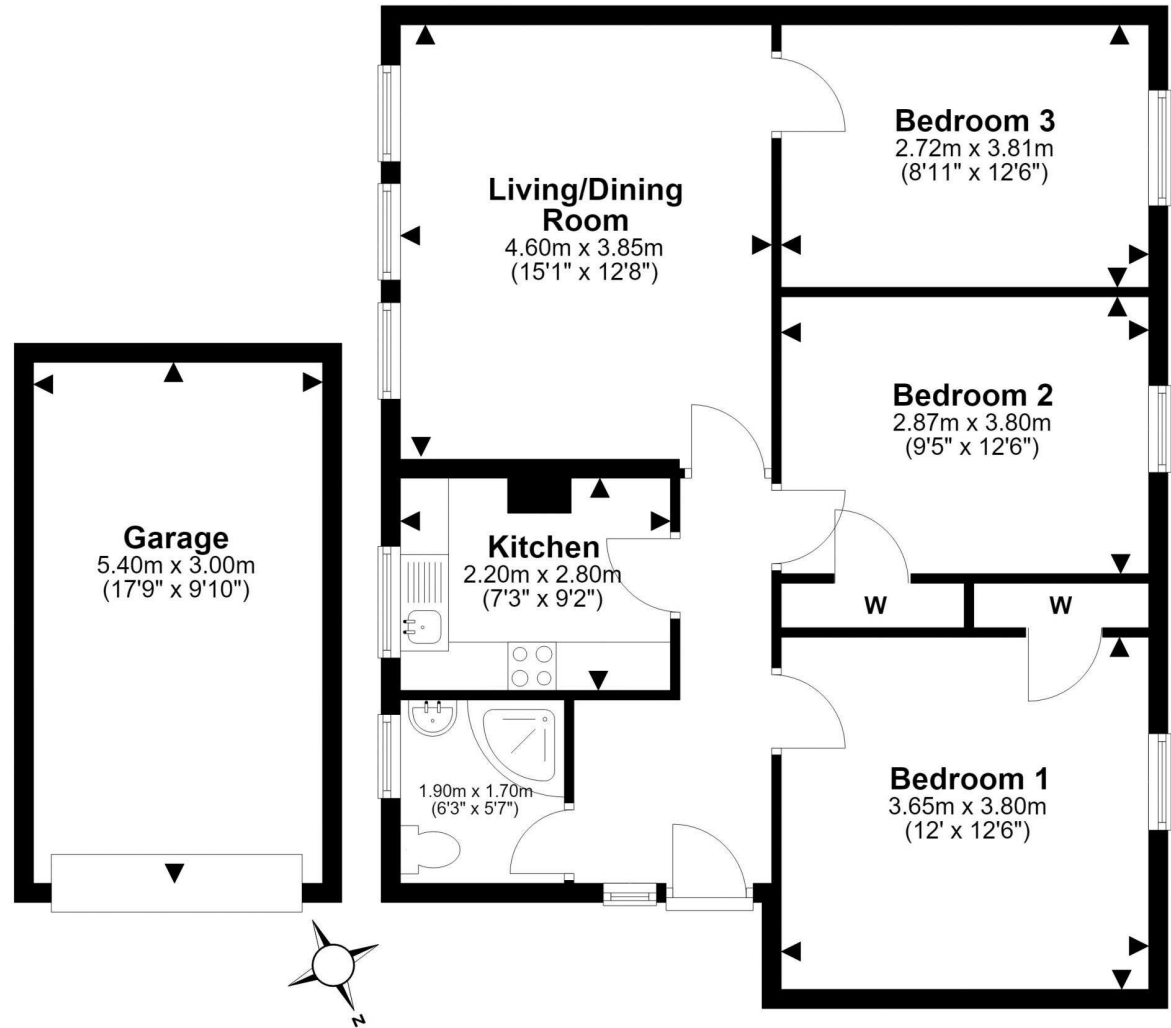
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras confirmed in sale: Fixtures and fittings, sofa, dining table and chairs, blinds and all kitchen appliances.

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 Craigleith 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.





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