



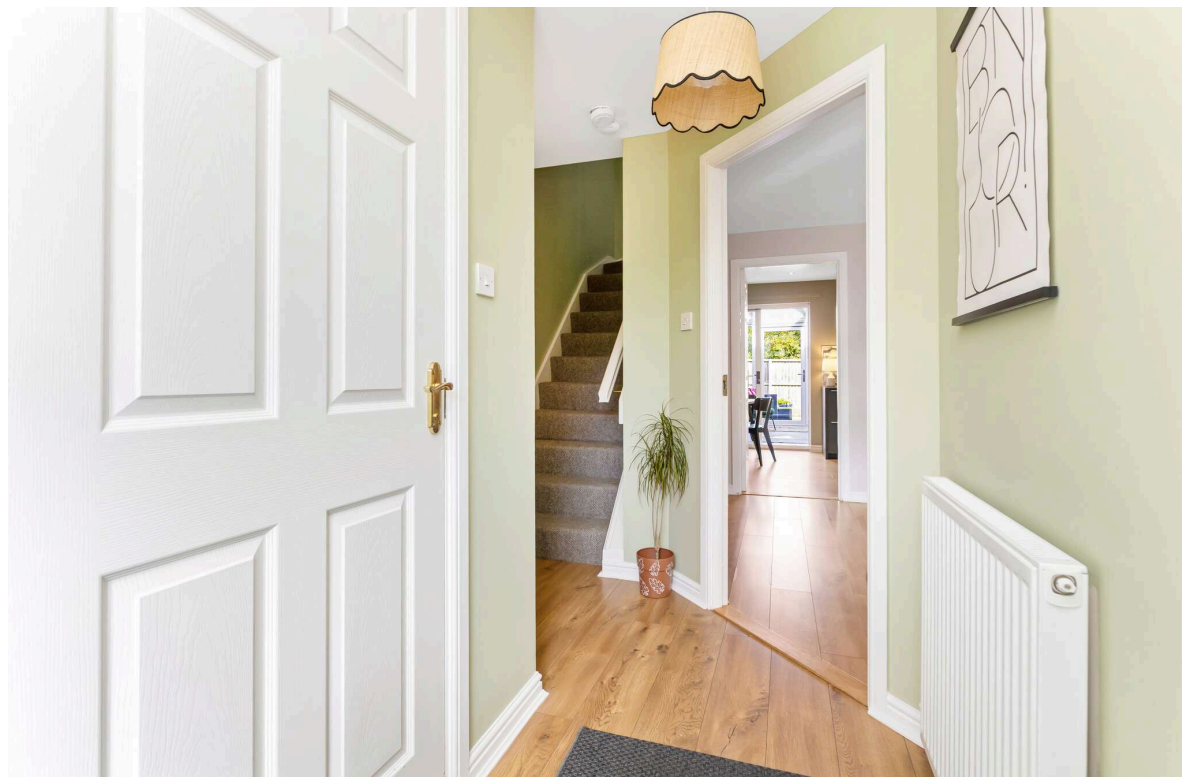
Beautifully presented three bedroom, end-terrace home



Set within the highly desirable Silverknowes area of Edinburgh, this beautifully presented three-bedroom end-terrace home offers stylish, move-in-condition accommodation perfectly suited to modern family living. With excellent local schooling, convenient transport links and fantastic nearby amenities, this is an ideal opportunity for families. The welcoming entrance hallway leads into a lovely front-facing living room featuring attractive laminate flooring and a bright window overlooking the front garden. A particular highlight of the home is the impressive dining kitchen, fitted with smart contemporary units, integrated appliances and an eye-catching splashback. Thoughtfully designed for everyday living and entertaining, the kitchen also includes a charming coffee nook, ample dining space and patio doors leading directly into the conservatory. The conservatory provides a superb additional reception area, flooded with natural light and offering direct access to the rear garden — an ideal space for relaxing, family time or entertaining guests. A convenient WC completes the ground floor accommodation. Upstairs, there are two generous double bedrooms, both benefiting from built-in storage, along with a single bedroom. The stylish shower room has been finished to a high standard with modern wet walling, a walk-in shower with rain shower fitting, vanity unit with wash hand basin, attractive flooring, ladder-style radiator and a window providing natural light and ventilation. The landing includes additional storage and access to the attic, which is partially floored for useful extra storage space. Externally, the property enjoys a driveway to the front providing off-street parking for two cars. Side access leads to the enclosed rear garden, featuring a lawn and patio area — perfect for outdoor dining and family enjoyment.

Key Features

- Entrance hall
- Lounge
- Dining kitchen
- Conservatory
- WC
- Three bedrooms
- Shower room
- Attic
- Gas central heating and double glazing
- Driveway for two cars
- Rear garden



Silverknowes

Silverknowes is an extremely sought-after residential district to the north of Edinburgh within easy reach of the city centre. Excellent 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. Well regarded 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 Queensferry Crossing. Leisure facilities include established clubs and organisations, a golf course and Health and Sports Club.



Extras

All fitted floor coverings, curtains, blinds, light fittings, double oven/microwave, hob, dishwasher, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

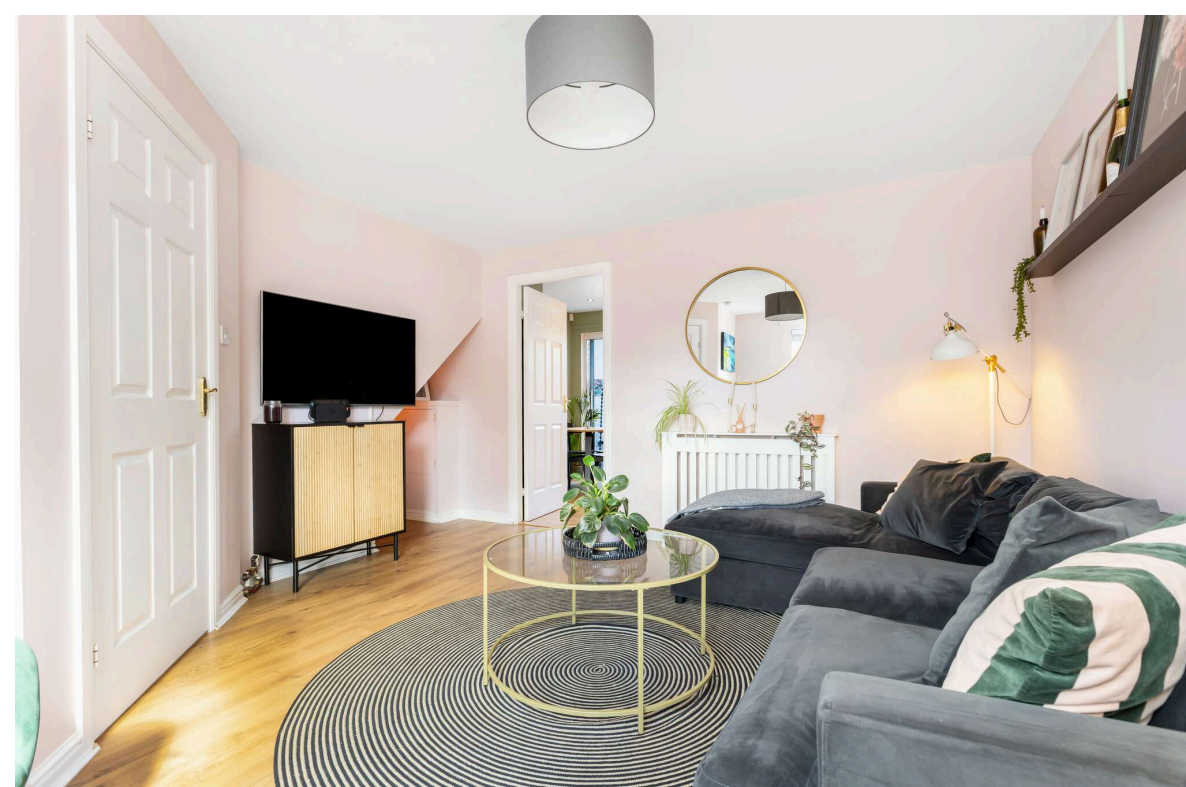
£300,000

EPC Rating

C

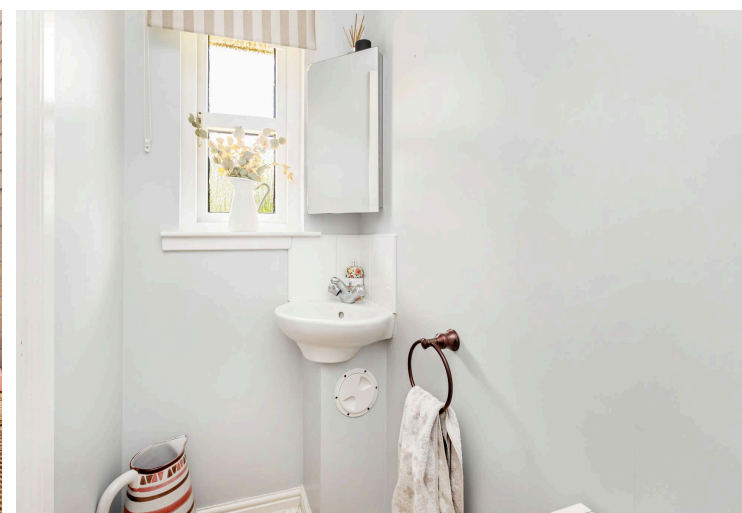
Tenure

Freehold

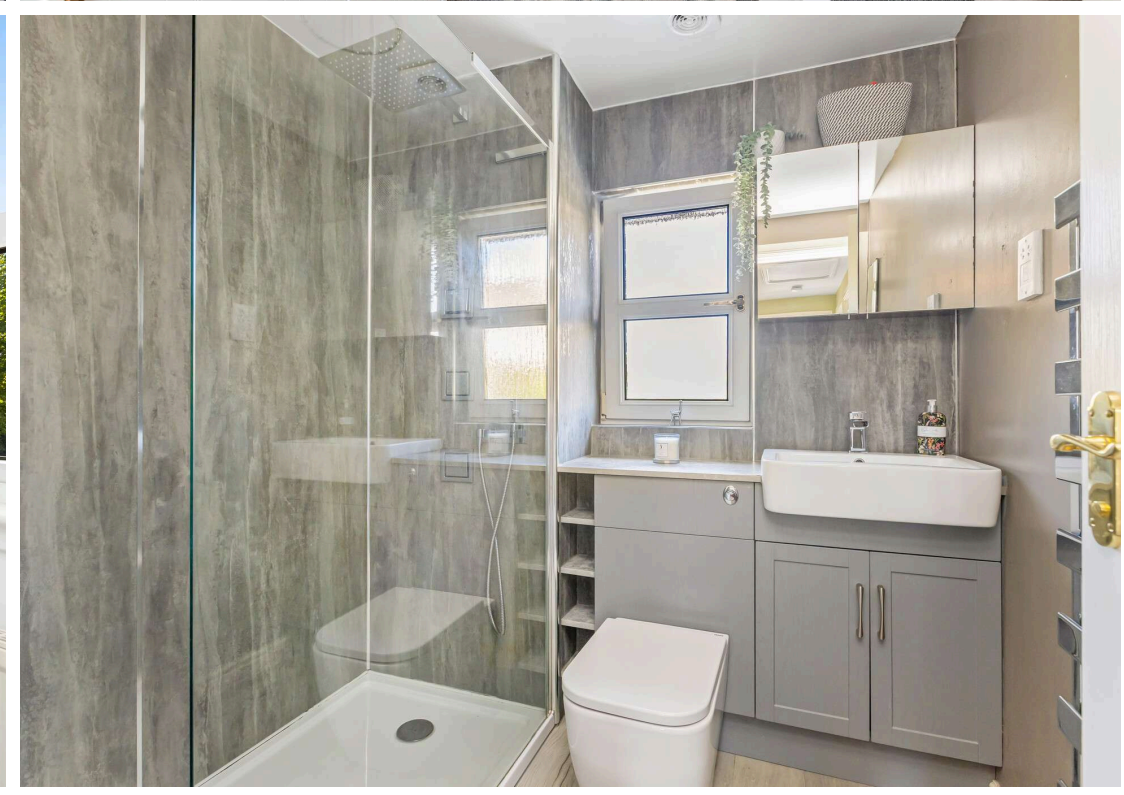
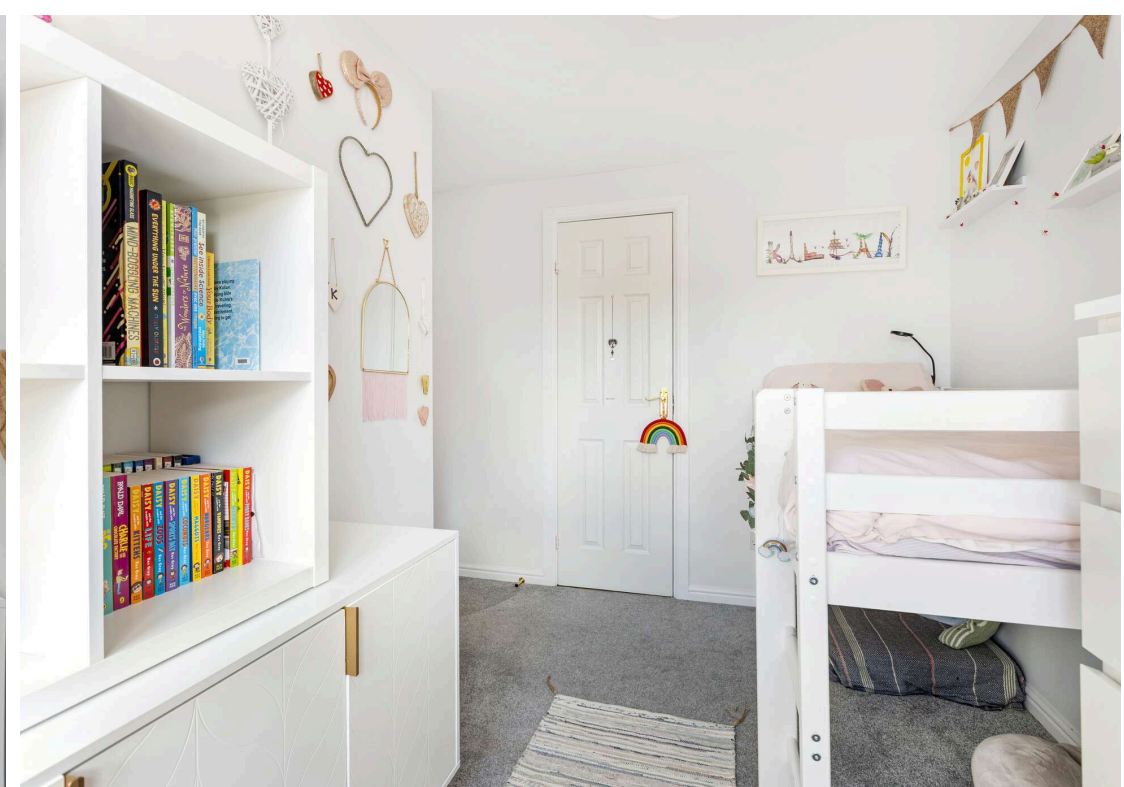


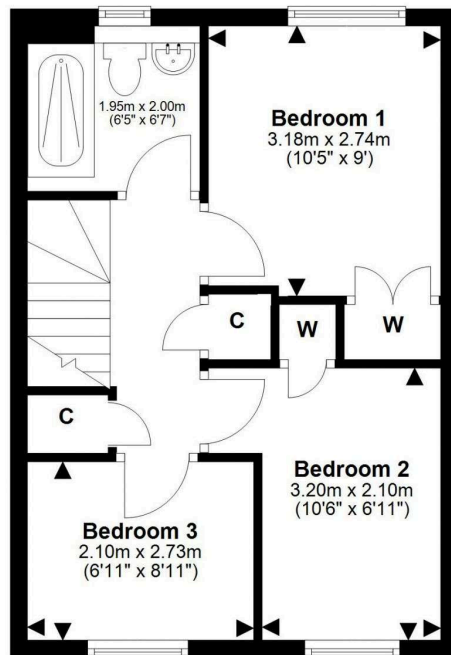
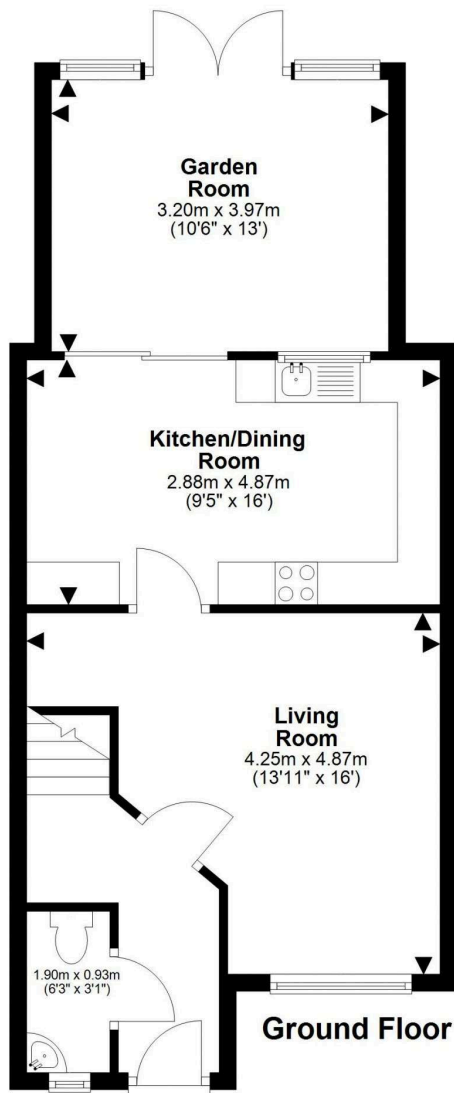


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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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