



Fantastic location in sought-after Silverknowes



Situated in the highly sought-after residential area of Silverknowes, this three-bedroom semi-detached villa offers an excellent opportunity for buyers seeking a home with fantastic potential. The accommodation begins with a welcoming entrance vestibule leading into a bright reception hall, complete with a useful under stair cupboard providing additional storage. The spacious lounge is located to the front of the property and features a large picture window allowing for an abundance of natural light, along with an electric fire and modern recessed spotlights. To the rear, the dining room enjoys a pleasant outlook over the garden and offers an ideal space for family dining or entertaining. The kitchen is fitted with a range of wall and base units and includes appliances. From here there is access to a practical utility room and a convenient ground-floor WC. Upstairs, the property offers two well-proportioned double bedrooms and a single bedroom, all served by the family bathroom. There is also access to the attic space, which is insulated and provides additional storage. Further benefits include double glazing, and new gas central heating system in 2020. Externally, the property enjoys beautifully maintained gardens to both the front and rear. The front garden features a lawn with mature shrubs and planting, while a garage and driveway provide off-street parking. The generous rear garden offers excellent outdoor space with a large lawn, mature trees and borders, a patio area, as well as a greenhouse and two garden sheds. With its desirable location, spacious layout, and outstanding potential to modernise and extend, this property presents an excellent opportunity to create a wonderful family home in one of Edinburgh's most popular areas.

Key Features

- Entrance vestibule and hallway
- Lounge
- Dining room
- Kitchen
- Utility room and WC
- Three bedrooms
- Bathroom
- Gas central heating, new system 2020
- Double glazing
- Attic
- Garage and driveway
- Garden



Silverknowes

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 Craigeith retail parks. Good local schooling is available at nursery, primary and secondary levels. Bus terminus and regular bus services operate across Edinburgh 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.



Extras

All fitted floor coverings, curtains, light fittings, cooker, fridge, washing machine, freezer, greenhouse and shed are included in the sale (no warranties given).

Viewing

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

Council Tax Band

E

Home Report Valuation

£375,000

EPC Rating

D

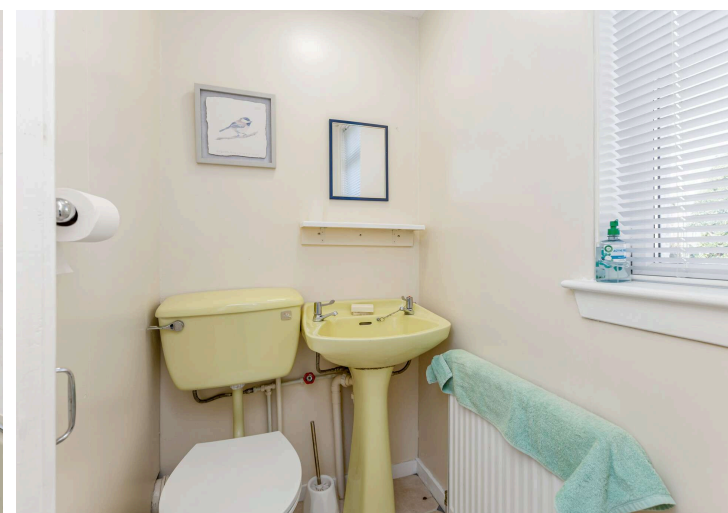
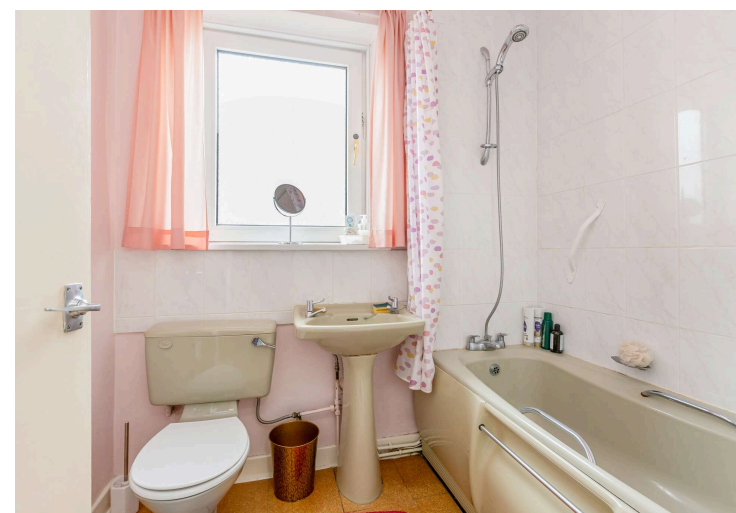
Tenure

Freehold



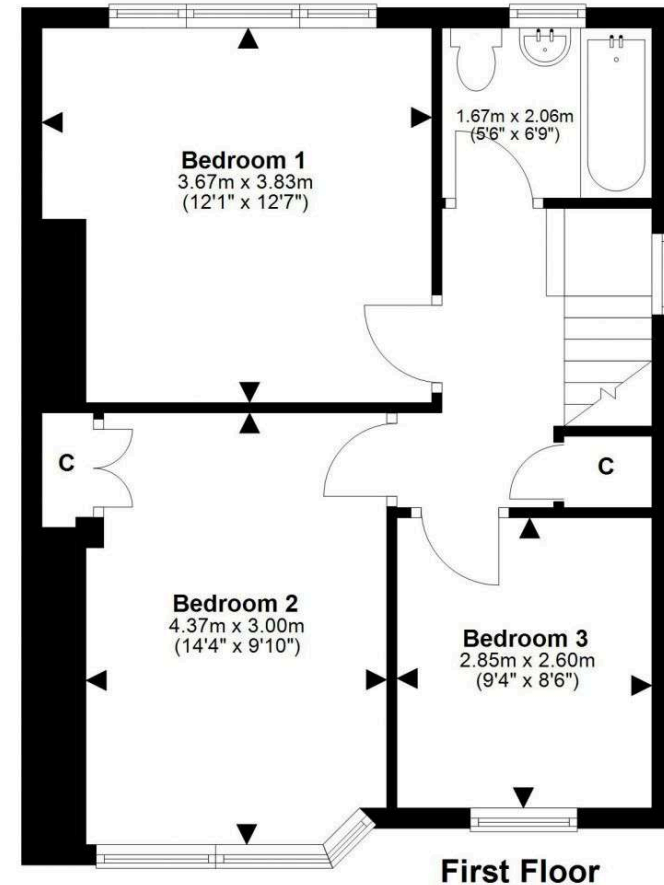
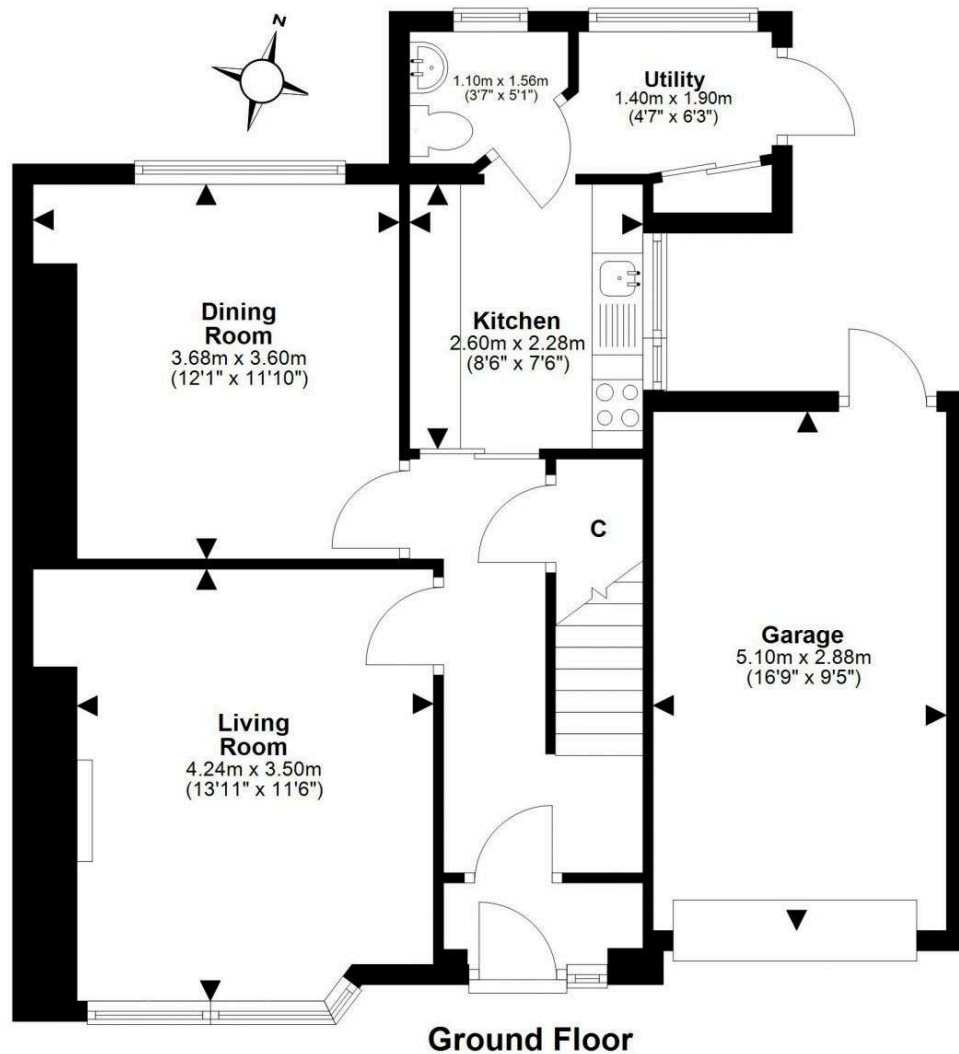


*"A fantastic opportunity
to create a wonderful
family home"*









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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