



Immaculate

Two-bedroom, ground floor apartment



Situated within a well-established modern development in the highly desirable Silverknowes area, this immaculate, two-bedroom, ground floor apartment offers stylish, move-in-ready accommodation with excellent storage and generous living space throughout. The property is accessed via a well-maintained communal entrance with secure entry phone system, leading to a welcoming hallway. The bright and spacious open-plan living and dining area provides an ideal setting for both relaxing and entertaining, enhanced by double-aspect windows that fill the room with natural light. The contemporary fitted kitchen features an attractive range of units, appliances, and there is ample space for dining and seating in the living area. There are two generously proportioned double bedrooms, both benefiting from fitted wardrobes, providing excellent storage solutions. The modern bathroom is finished with attractive tiling and includes a bath with overhead shower, storage cupboard, and quality fittings. Please note that the shower is currently not operational and is being sold as seen. Further benefits include double glazing, partial electric heating, residents' parking, a communal bin store, and well-maintained communal grounds. Please note that two electric heaters are currently not operational and are being sold as seen. The development is professionally factored for the maintenance of the communal areas and grounds. Presented in walk-in condition, this superb property is likely to appeal to a wide range of buyers, including first-time buyers, those downsizing, and investors alike.

Key Features

Communal entrance

Hall

Open plan kitchen/living room

Two double bedrooms

Bathroom (shower not working and sold as seen)

Double glazing

Partial electric heating (2 heaters not working and sold as seen)

Residents parking

Communal bin store

Factored by Hacking & Paterson, approx £350 per quarter which includes communal areas, gardens, buildings insurance and management fee
EWS1 - this property has an EWS1 certificate with a rating of A2



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, blinds, light fittings, oven, hob, washing machine and fridge freezer 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

C

Home Report Valuation

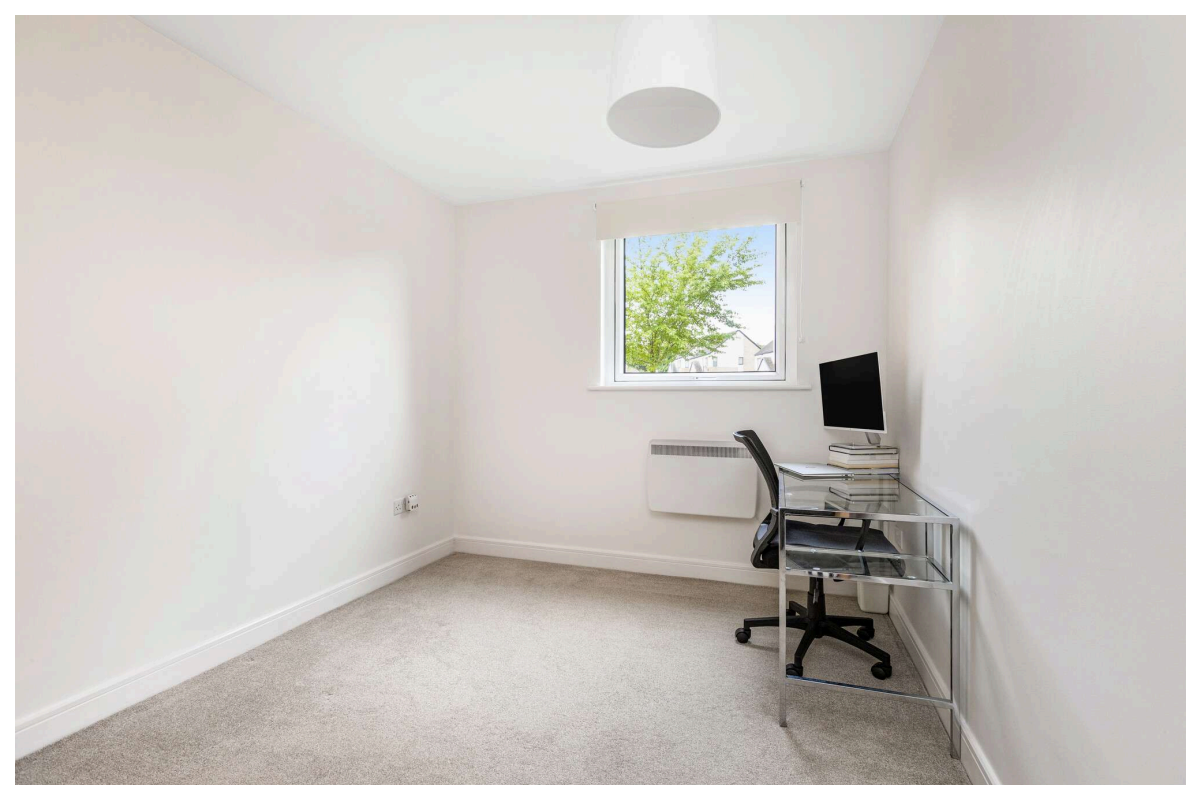
£150,000

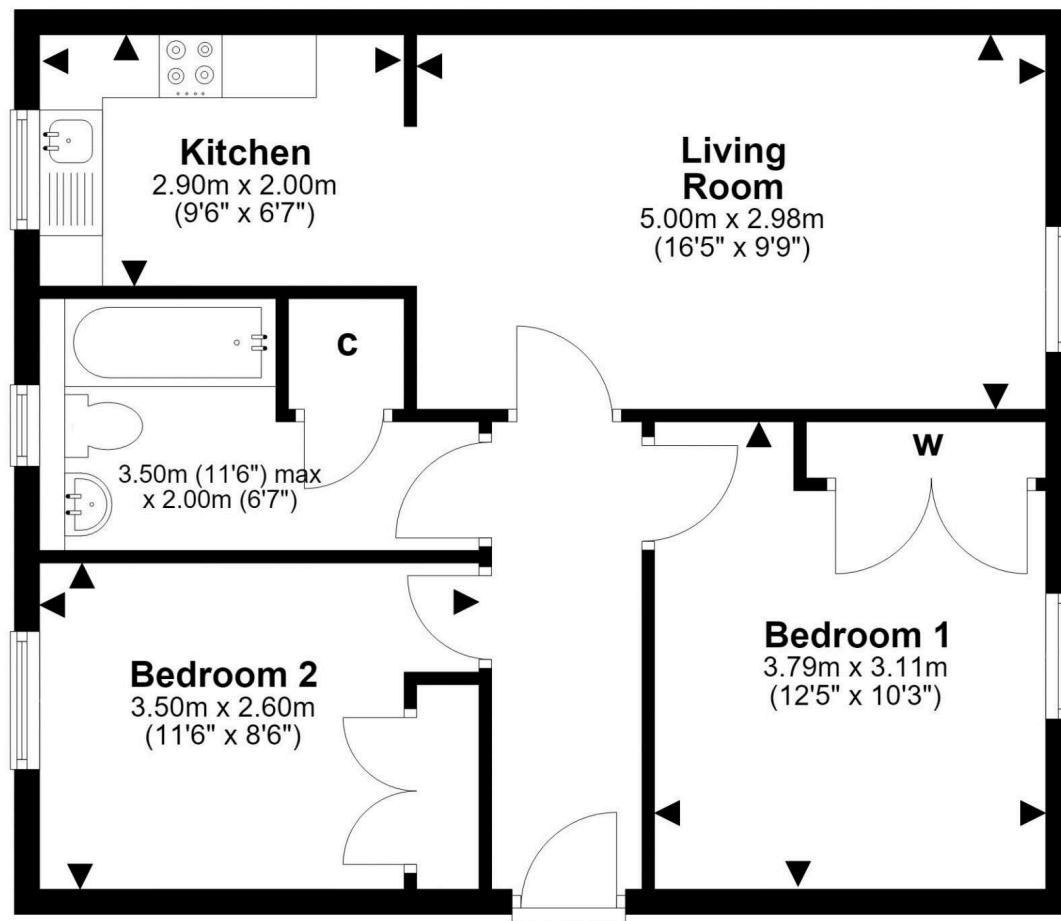
EPC Rating

C

Tenure

Freehold





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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