










Offers Over  
**£395,000**

## 10 Silverknowes Court

Silverknowes | Edinburgh | EH4 5NS

A fantastic opportunity has arisen to purchase this spacious and beautifully presented end terraced villa with private gardens, driveway and garden room, quietly situated within a popular district close to excellent local amenities, reputable schooling and commuting links. In move-in condition, the property offers generous sized family accommodation and internal viewing is highly recommended.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Garden room  
Private gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band – E



## Description

In brief the accommodation comprises; welcoming entrance hallway with understairs storage, contemporary fitted kitchen with integrated appliances, modern downstairs shower room, generously proportioned and bright reception/dining room which is pleasantly located to the rear, well proportioned conservatory with door providing direct access to the rear garden, light and airy principal bedroom, two further double bedrooms both with fitted storage and stunning family bathroom with bath and separate shower enclosure. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen.

## Gardens, Driveway & Garden room

To the front of the property lies a spacious driveway providing off-street parking and access to the garage which is currently being utilised for storage/workshop space.

To the rear of the property, the well maintained garden is fully enclosed and laid with artificial grass for ease of maintenance. A real feature of this property is the fantastic garden room which is a generous size and has power/light.

## Viewing

Please telephone Neilsons on 0131 625 2222.





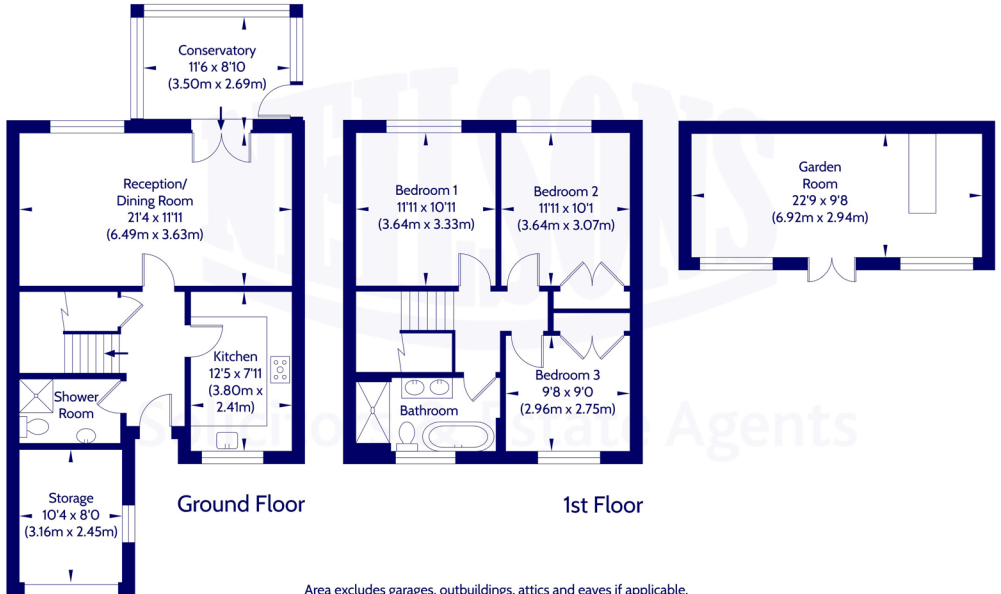
## Location

The popular suburb of Silverknowes is an established and sought-after residential area to the north west of Edinburgh city centre. Popular with families for its peaceful residential streets and highly regarded local schools. Local shops and services in Davidson's Mains provide for day-to-day needs with a Tesco supermarket and a choice of cafes and take-aways also available. Morrison's and Sainsbury's supermarkets are available within a short drive and excellent local bus services provide swift access to the city centre and surrounding areas. Well-placed for the commuter, the city bypass, Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 107 Sq M / 1152 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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