



85

Silverknowes Eastway,
Silverknowes
Edinburgh EH4 5NE

FOR SALE

Property Summary.

The subjects comprise a mid terraced villa which offers bright, well proportioned accommodation within a most delightful, quiet cul-de-sac. The property has been upgraded and freshly decorated throughout, including the living area which has been opened out into the modern kitchen/breakfastroom with patio doors leading to the enclosed private rear garden. The internal doors and staircase have been replaced with oak and includes wood flooring.

A gas fired combination central heating boiler serves panelled radiators throughout, complemented by double glazing, ensuring comfort and economy.

To the front is a small garden area incorporating a car drive-in. To the rear, the garden is fully enclosed and gives privacy and a wonderful environment to the rear.





A CHARMING MODERN MID TERRACED VILLA WITHIN A QUIET CUL-DE-SAC, OFFERING A MOST APPEALING HOME, CLOSE TO FIRST CLASS AMENITIES.

Features.

-  Entrance Hall
-  Downstairs W.C
-  Living Room
-  Open Plan Kitchen / Breakfast Room with Patio Doors to the rear
-  Master Bedroom with Ensuite Shower Room
-  Two further Bedrooms
-  Bathroom
-  Gas combination central heating
-  Double Glazing
-  Drive-in
-  Private front and rear gardens

Extras.

All fitted carpets, the fridge/freezer, dishwasher, automatic washing machine, gas hob, electric oven and extractor hood. (All appliances will be sold as seen with no warranty or guarantee as to their working condition).

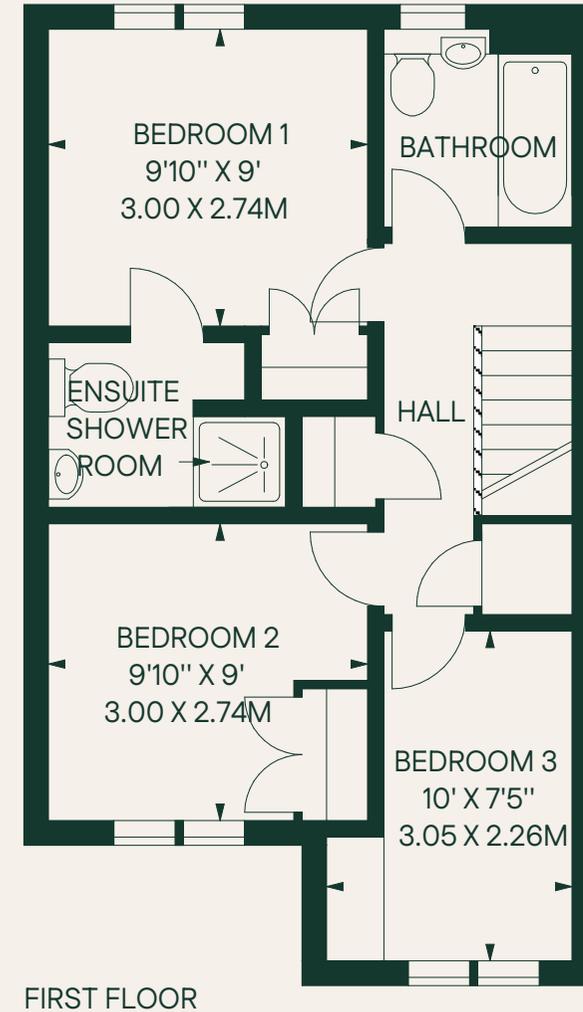
Floor Plans.

For Illustrative purposes | Not to scale

Approximate Gross internal Area:
844 ft² / 78.41 m²

COUNCIL TAX | E

ENTRY | Negotiable



Location.

The subjects are located within the established and thriving residential area of Silverknowes, which commands a picturesque position close to the shores of the Firth of Forth. Silverknowes Promenade spans between Granton and Cramond for approximately three miles, offering superb outdoor recreational facilities. There is the golf course including small clubs and organisations which cater for both adults and children. Regular bus services operate to and from the city centre and to the surrounding areas, with Edinburgh Airport easily accessible.

In conclusion, we would highly recommend early viewing of this delightful family home.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

