



Most attractive, and in good decorative order

Four-bedroom, double upper flat



A most attractive, bright and spacious, four-bedroom double upper flat with two public rooms and private garden. It forms part of the sought after Silverknowes district of Edinburgh, close to excellent local amenities, transport links, Davidson's Mains Park and Cramond Beach. The property which provides excellent accommodation on two levels is in good decorative order with neutral colour and floor coverings providing flow throughout the property. On the lower level are two generously proportioned public rooms, a kitchen which has been fitted with glossy white units and onyx effect work tops together with a large double bedroom and shower room. On the upper level there are two double bedrooms, a spacious single and family bathroom. To the rear there is large, enclosed garden which has been laid to lawn with attractive shrub and plant borders.

Key Features

- Vestibule
- Hall
- Lounge
- Dining room
- Four bedrooms
- Shower room
- Bathroom
- Excellent storage
- Gas central heating
- Double glazing
- Private rear 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 Craigleith retail parks. Good 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 Forth Road Bridge. Leisure facilities include established clubs and organisations, a golf course and Health and Sports Club.



Extras

All floor coverings, curtains, light fittings, gas hob, new electric double oven, fridge freezer, automatic washing machine, dishwasher 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

D

Home Report Valuation

£270,000

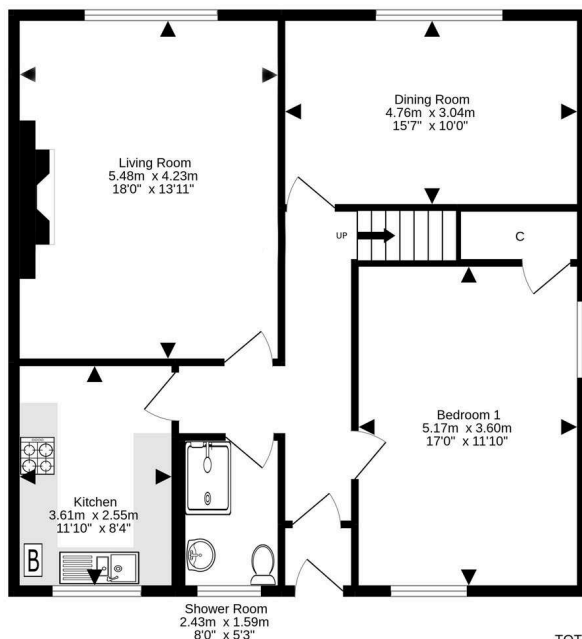
EPC Rating

D

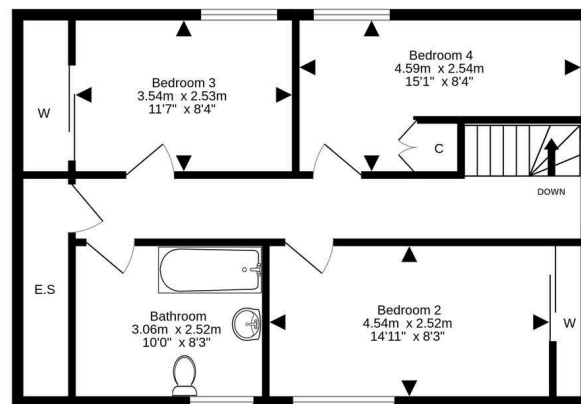
Tenure

Freehold





First Floor
85.4 sq.m. (920 sq.ft.) approx.



Second Floor
55.0 sq.m. (592 sq.ft.) approx.

TOTAL FLOOR AREA: 8.5 sq.m. (91 sq.ft.) approx.

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