



16 Silverknowes Bank

Edinburgh, EH4 5PB



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112sqm

EPC

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AS Anderson
Strathern

Set within an established residential setting, this spacious four-bedroom semi-detached home offers flexible family accommodation extending to approximately 112sqm. Arranged over two levels, the property benefits from private front and rear gardens, a driveway providing off-street parking, and an attached single garage.

The ground floor comprises a welcoming vestibule and entrance hall, a bright living room/bedroom 4 to the front, a generous dining kitchen, and a spacious family room. The flexible front room offers a variety of potential uses depending on individual requirements, whilst the family room provides excellent additional living and entertaining space.

On the first floor are three well-proportioned bedrooms and a family bathroom. In addition, a sizeable attic room provides useful supplementary space, ideal for storage, hobby use, or home working. The property further benefits from double glazing and gas central heating throughout.

Externally, the home enjoys private gardens to both the front and rear, providing outdoor space for relaxation, entertaining, and family life. The driveway and attached garage offer valuable parking and storage solutions.

While some cosmetic modernisation may be desirable, the property presents an excellent opportunity for purchasers to create a home tailored to their own tastes and requirements. With generous room proportions, a flexible layout, and excellent potential, this is an appealing family home.

Property features

- Semi-detached house
- Bright family room
- Versatile front room
- Floored attic space
- Gas central heating
- Double glazing
- Driveway with garage
- Private front and rear gardens
- Popular residential area



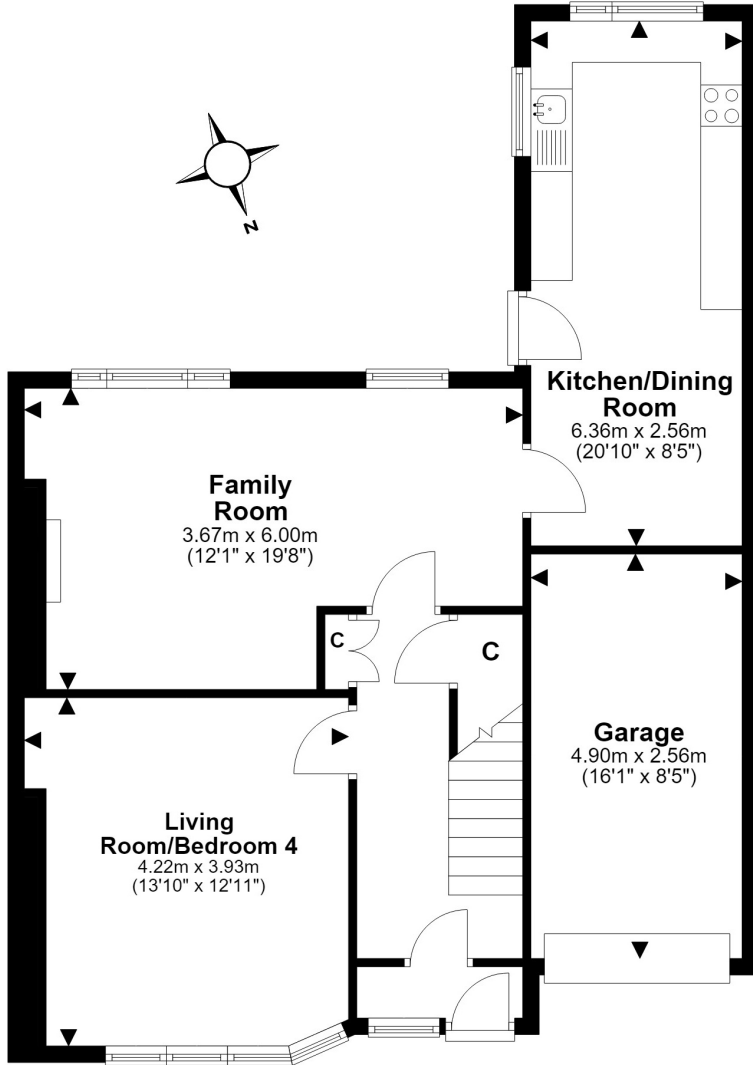




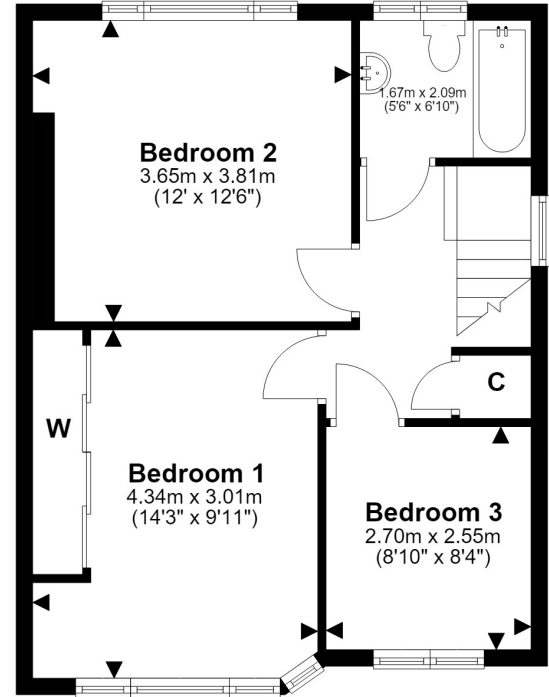
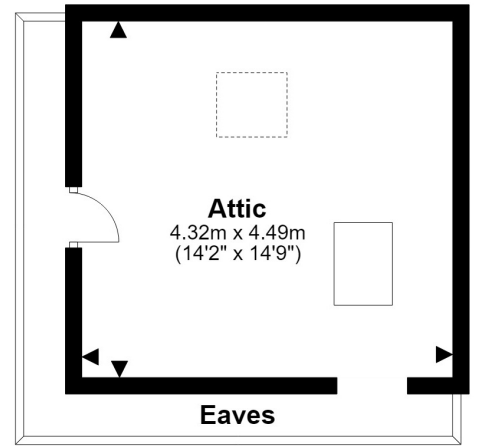


Location

Silverknowes is a quiet, popular residential area situated to the north of the city. It is close to an excellent range of local amenities in Davidson's Mains, there is a large Sainsbury's superstore along with a further selection of high street retailers at Craigleith Retail Park in Blackhall. Regular bus services operate to and from the city centre and to the surrounding areas and there is quick access to the main commuting routes including the M8, M9, the Queensferry Crossing and Edinburgh International Airport. Recreation amenities include Silverknowes golf club and pleasant walks can be enjoyed along Silverknowes Esplanade to Cramond.



Ground Floor



First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band F

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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