










Offers Over  
**£235,000**

## 38/2 Silverknowes Crescent

Silverknowes | Edinburgh | EH4 5JB

This spacious and bright ground floor flat with private gardens and driveway, is pleasantly situated within the ever-popular district of Silverknowes, close to fantastic local amenities, schooling and transport links. In move-in condition, the property would appeal to a wide range of buyers and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public room
-  1 Bathrooms
-  Private gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band – D



## Description

In brief the accommodation comprises; welcoming reception hallway with built-in storage cupboard, contemporary fitted kitchen with integrated appliances, generously proportioned and bright reception room offering excellent natural light, light and airy principal bedroom with built-in wardrobes, second well proportioned double bedroom with built-in wardrobes, third spacious bedroom which could also be utilised as a dining room/home office and features French doors providing direct access to the rear garden and modern bathroom with white three-piece suite and shower over bath.



## Extras

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

## Gardens & Driveway

To the front of the property lies a private garden mainly laid to lawn. To the rear of the property there is a well maintained generous sized private garden with an area of lawn and patio. A shared driveway to side and paved parking area to the rear provides excellent off-street parking.

## Viewing

Please telephone Neilsons on 0131 625 2222.





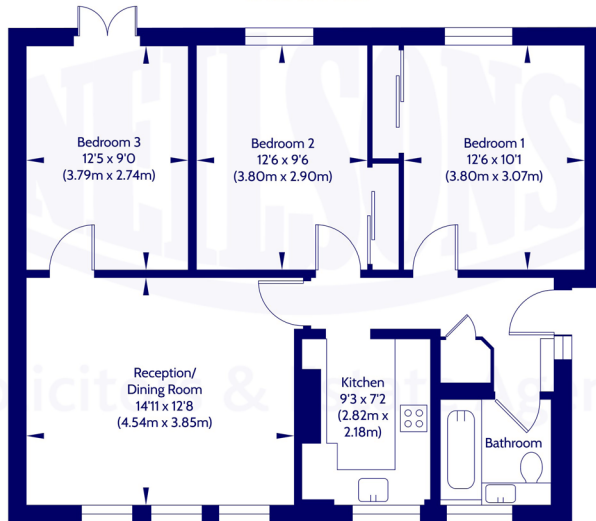
## Location

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 72 Sq M / 771 Sq Ft.

## Ground Floor



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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