



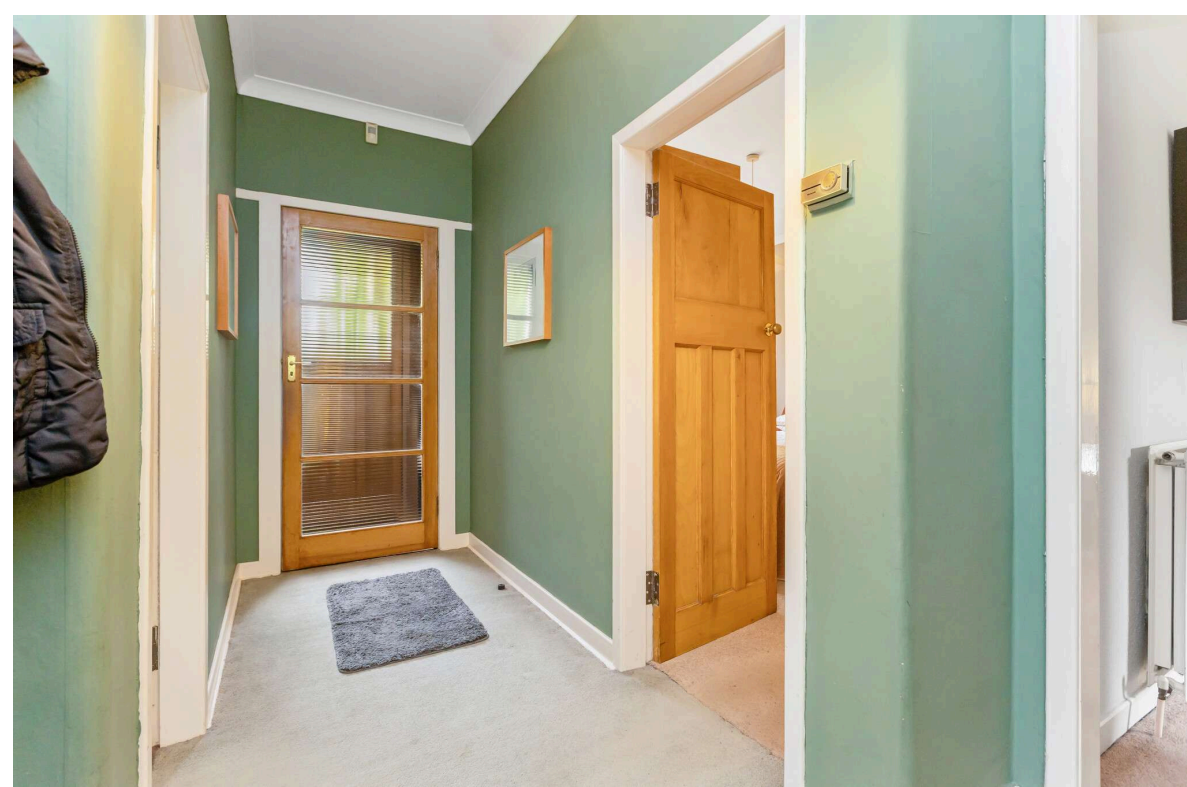
Characterful detached bungalow offering excellent potential

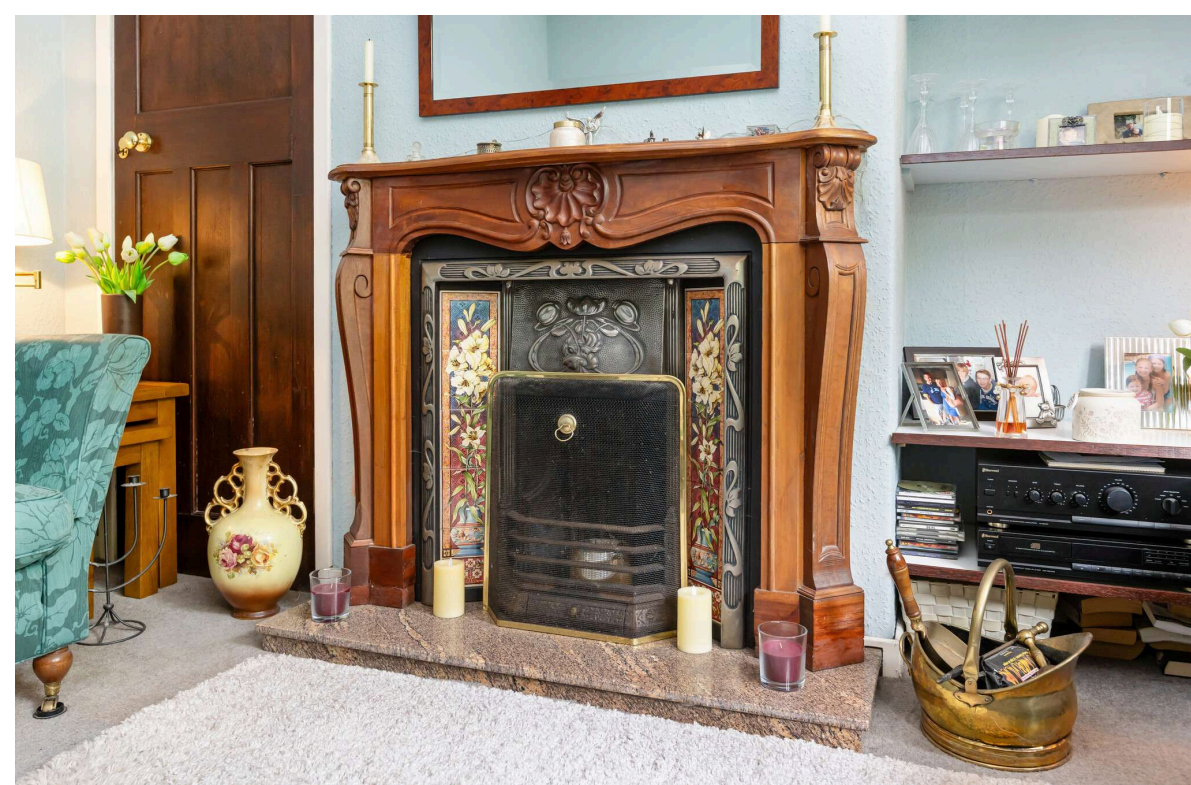


Situated in the highly desirable Silverknowes area of Edinburgh, this spacious three or four-bedroom detached bungalow offers a fantastic opportunity for buyers seeking a home with character, generous accommodation and excellent potential to modernise and create a superb family home. The property has been thoughtfully extended into the attic by the current owner and enjoys flexible accommodation over two levels, complemented by beautiful mature gardens, a driveway and garage. A welcoming entrance vestibule leads into the reception hall, which benefits from useful storage. To the front of the property is a particularly attractive public room, currently used as a lounge, but could be used as a bedroom, featuring a beautiful bay window, traditional Press cupboard, ornate fireplace with tiled inserts and open fire, creating a warm and characterful focal point. There is a further double bedroom on the ground floor, together with a generous dining/living room to the rear of the property. This bright and spacious room enjoys direct access to the garden and has stairs leading to the upper floor, making it an ideal family and entertaining space. The kitchen is fitted with a range of units, appliances and provides access to the sunroom which overlooks the rear garden. A bathroom completes the accommodation on the lower level. Upstairs, there are two well-proportioned double bedrooms with Velux windows and useful eaves storage. Externally, the property is set within lovely mature gardens to the front and rear, featuring attractive borders, lawns, mature shrubs and two patio areas ideal for enjoying outdoor dining and sunshine throughout the day. A private driveway and generous garage provide excellent off-street parking and storage. This is an excellent opportunity to acquire a characterful home in one of Edinburgh's most sought-after residential locations, offering excellent potential for upgrading and personalisation.

Key Features

- Entrance vestibule and hallway
- Lounge (or bedroom)
- Dining/living room
- Kitchen
- Three double bedrooms
- Bathroom
- Sunroom
- Gas central heating and double glazing
- Garage, driveway and garden





Silverknowes

Silverknowes is an extremely sought-after residential district to the north of Edinburgh within easy reach of the city centre. Excellent local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craighleith retail parks. Well regarded 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 Queensferry Crossing. Leisure facilities include established clubs and organisations, a golf course and Health and Sports Club.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge, washing machine and freezer 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

F

Home Report Valuation

£500,000

EPC Rating

D

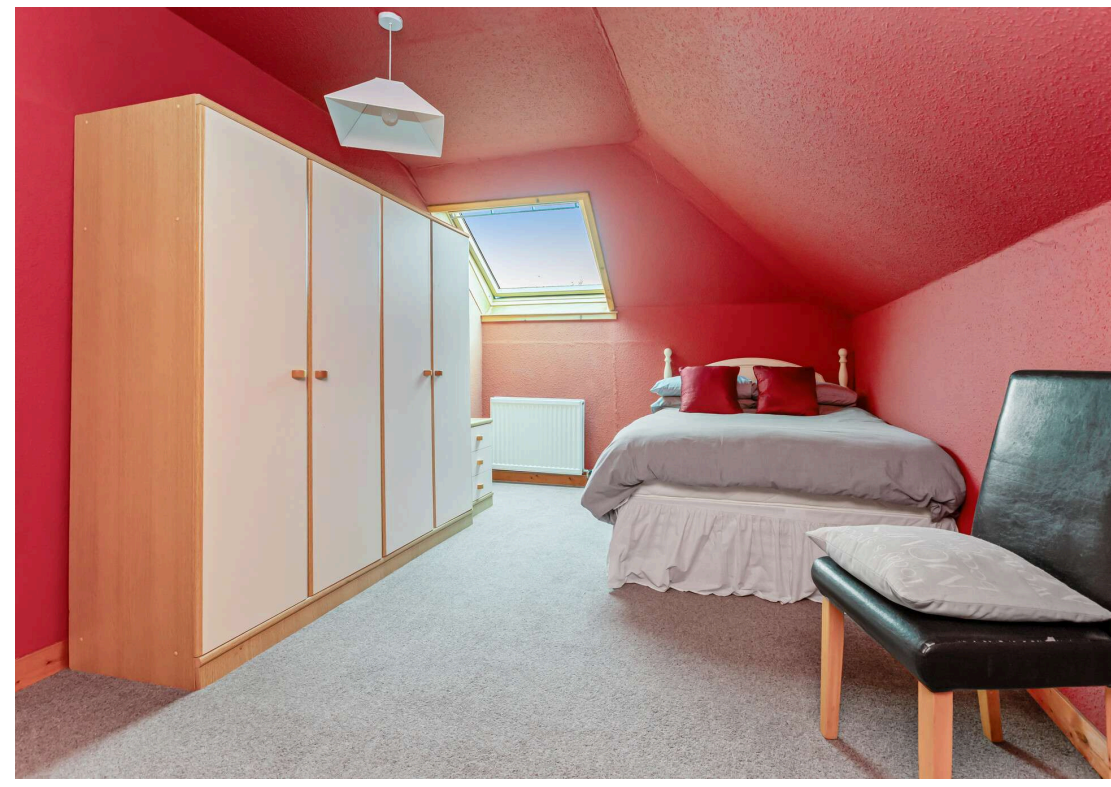
Tenure

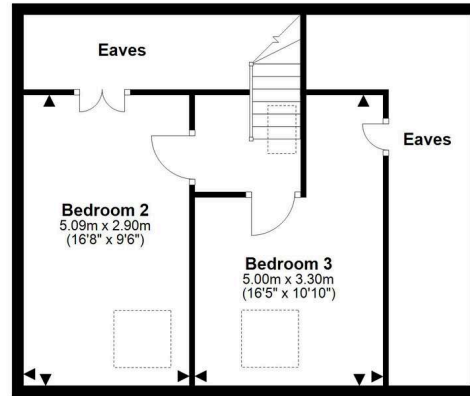
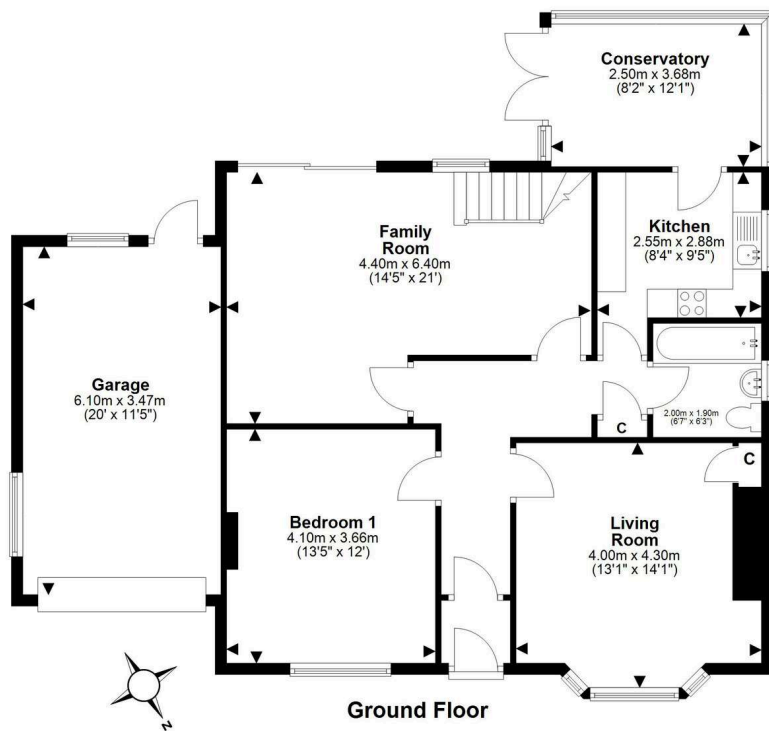
Freehold











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



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