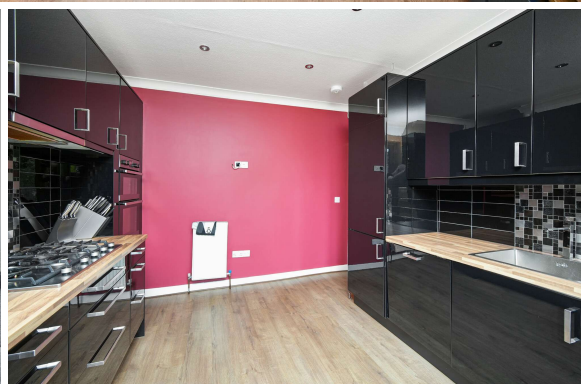




7 Silverknowes Court
SILVERKNOWES | EDINBURGH | EH4 5LX


warners
solicitors & estate agents



7 Silverknowes Court

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Located in the sought-after Silverknowes area of Edinburgh, this well-presented three-bedroom semi-detached home offers bright, flexible accommodation and generous outdoor space.

The property comprises a welcoming entrance hallway, spacious and bright living room, a contemporary kitchen with ample worktop space and floor and wall-mounted units, practical utility room, and a ground floor bathroom with a two-piece suite and separate shower cubicle. Upstairs, there are two generous bedrooms and a versatile third bedroom, ideal as a nursery, home office, or guest room. The main bathroom features a three piece suite and shower over the bath.

Externally, the property benefits from a large driveway, a single garage, and a fully enclosed rear garden with a patio, lawn, and decking area. A substantial side storage area, currently set up as an outdoor bar, provides an excellent space for entertaining or additional storage.

- Three bedroom semi detached house
- Within walking distance of Silverknowes beach
- Large driveway and garage
- Fully enclosed rear garden with patio, lawn and decking
- Double GLazing
- Gas central heating

Council Tax E. Energy Rating D.

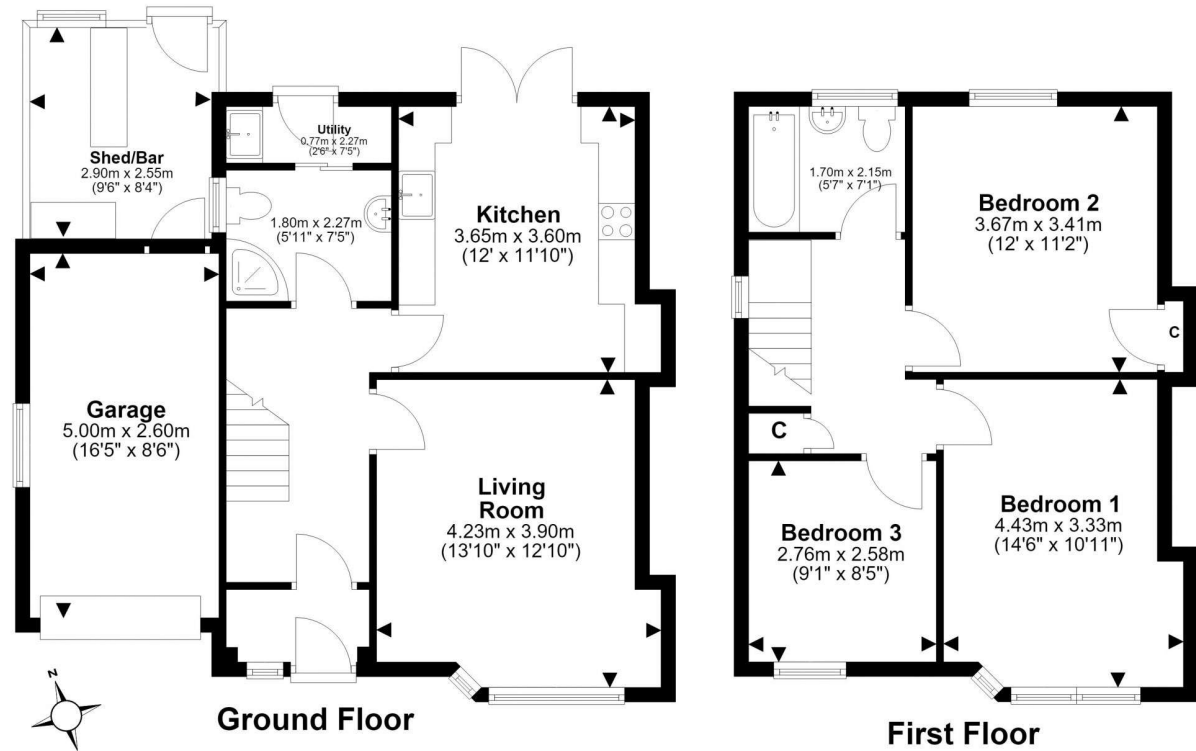
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, washing machine, tumble dryer, curtains and blinds will be included in the sale.

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 Craighleith 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.





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.