



Solicitors & Estate Agents










Offers Over

£460,000

61 Silverknowes Drive

Silverknowes | Edinburgh | EH4 5HX

A fantastic opportunity has arisen to purchase this impressive, rarely available detached bungalow with extensive private gardens, driveway and garage, situated in the popular residential area of Silverknowes to the north west of the city centre. Located close to local amenities and transport links, the property offers well proportioned accommodation and would undoubtedly appeal to professionals and families.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – F



Description

The accommodation in brief comprises; welcoming entrance vestibule, hallway with useful storage, light and airy bay windowed reception room with electric fireplace, modern fitted kitchen with a range of base and wall mounted units and appliances, bright and well proportioned conservatory with access to rear garden, spacious dining room/bedroom to the front, two further good sized double bedrooms to the rear, and family bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating, double glazing and floored attic with Ramsay style ladder providing excellent storage space.



Extras

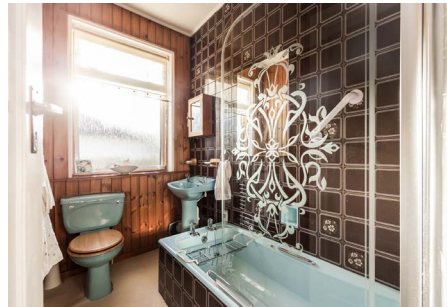
All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer and washing machine.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





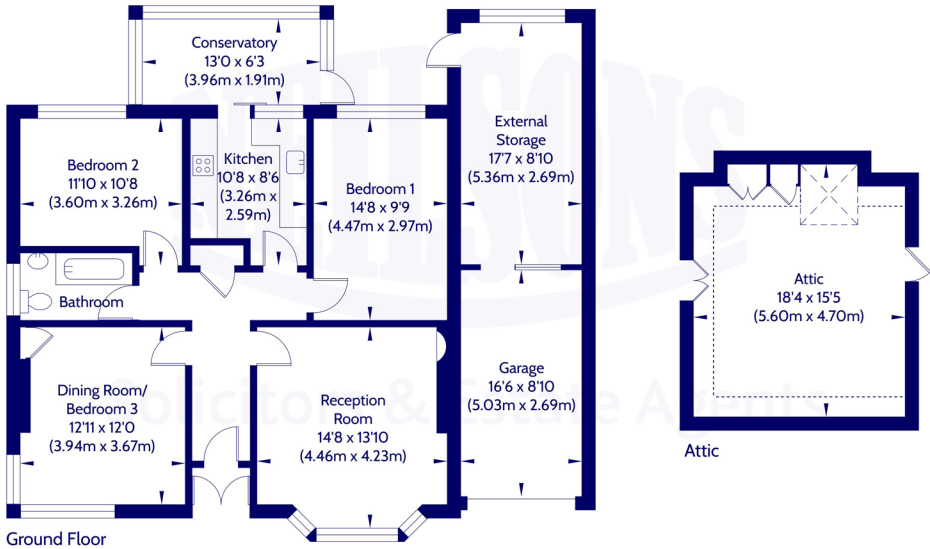
Location

The popular suburb of Silverknowes is an established and sought-after residential area to the north west of Edinburgh's city centre. 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, and more extensive shopping facilities can be found at The Gyle Shopping Centre and nearby Craigeith Retail Centre, which houses a fantastic variety of popular high street retailers including a Marks and Spencer's Food Hall and a large Sainsburys. Excellent local bus services provide swift access to the city centre and surrounding areas and there is ease of access to the city by-pass, M8, M9, Edinburgh Airport and the Queensferry Crossing. Schools catering for all age groups are easily accessible and a variety of leisure facilities in the vicinity include golf courses, health clubs and lovely walks along the banks of the River Almond and the spectacular Crumond Foreshore.





Approx. Gross Internal Floor Area 94 Sq M / 1008 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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