

campbell
smith

50/2 Silverknowes
Crescent,
Edinburgh,
EH4 5JB

- Excellent ground floor flat
- Well proportioned, versatile accommodation
- Triple windowed sitting room
- Kitchen
- 3 bedrooms, 1 with French doors to rear garden
- Wet room
- Gas central heating
- Double glazing
- Grassed front garden
- Easily maintained, hard landscaped rear garden
- Shared drive

Offers Over : £200,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk



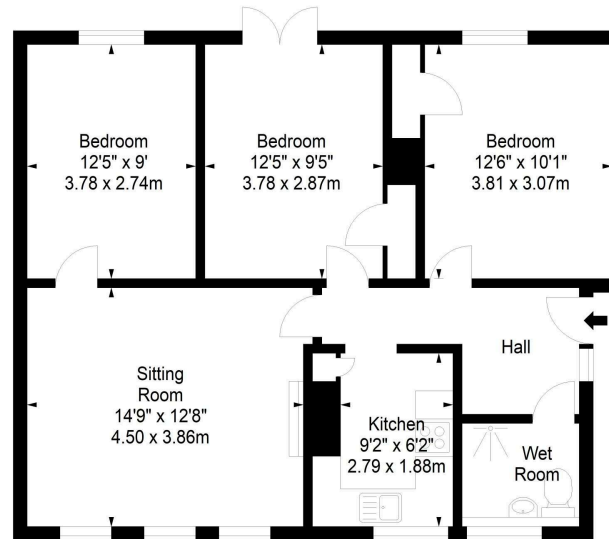




**Silverknowes Crescent,
Edinburgh,
Midlothian, EH4 5JB**



Approx. Gross Internal Area
782 Sq Ft - 72.65 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk

+ Extras
The fitted carpets, curtains, blinds, kitchen white goods, electric fire fireplace and shed are included. No warranty is given regarding the services, systems or anv appliances



Buses
Silverknowes Road - 29, N37.
Silverknowes Parkway - 16, 27, 37, N16, N37



Shops
Main Steet, Davidson's Mains inc a Tesco Metro



Schools
Davidsons Mains PS, St Andrew's Fox Covert RC PS, The Royal High Secondary School, St Augustin's RC High



Parking
Shared drive & on street parking



Council Tax Band - D



EPC - C



Factor
None



Viewing
Telephone Campbell Smith on 0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.