



Silverknowes

5a Silverknowes Neuk
EH4 5QA



Ground Floor Flat

OFFERS OVER £180,000

- Entrance hall with storage
- Living room
- Kitchen
- 2 double bedrooms
- Modern shower room
- Electric heating
- Double glazing
- Upgraded by current owners
- Shared rear garden
- Unrestricted on street parking
- Excellent transport links

Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this immaculately presented ground floor flat located in the popular area of Silverknowes, situated to the north of Edinburgh and within easy reach of the City Centre. Good local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craigleith retail parks. Schooling is also 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.

Accessed via a shared stair, the flat opens to a welcoming hallway featuring a built-in storage cupboard and the rest of the accommodation off. The well-proportioned living room is front facing and enjoys plentiful natural light. To the rear is the kitchen which has base and wall units, slot in cooker with electric hob, a freestanding washing machine and a fridge freezer. The flat enjoys a double bedroom to the front and another double bedroom to the rear, both with built in cupboards. Completing the accomadadtion is a modern rear facing shower room complete with a walk-in shower which features an LED light strip along the ceiling, WC with concealed cistern, wash hand basin within a vanity unit, back lit mirror, a heated towel rail and an integrated Bluetooth speaker.

The property also benefits from a shared rear garden, electric heating, double glazing and unrestricted on street parking in the surrounding area.

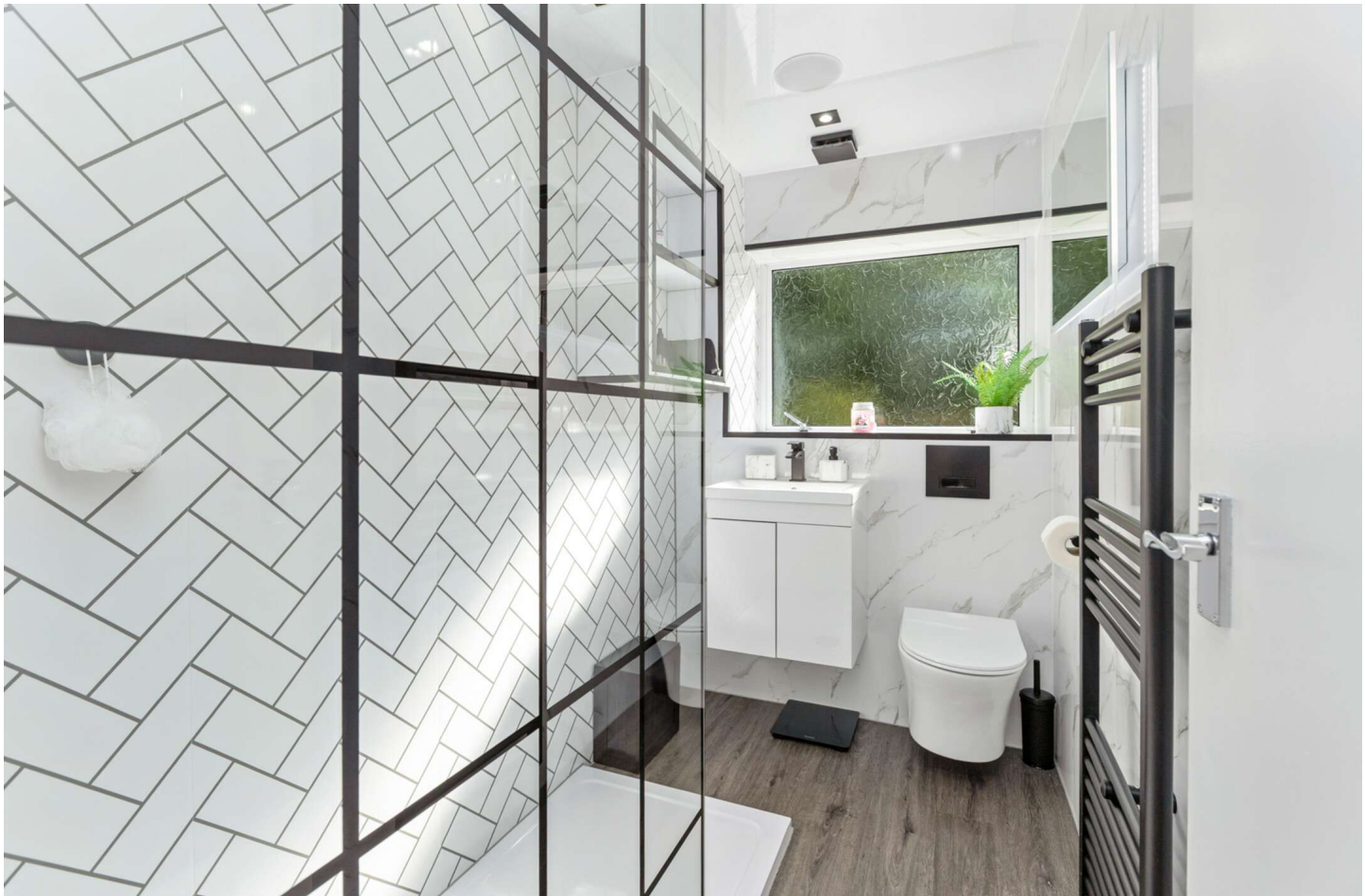
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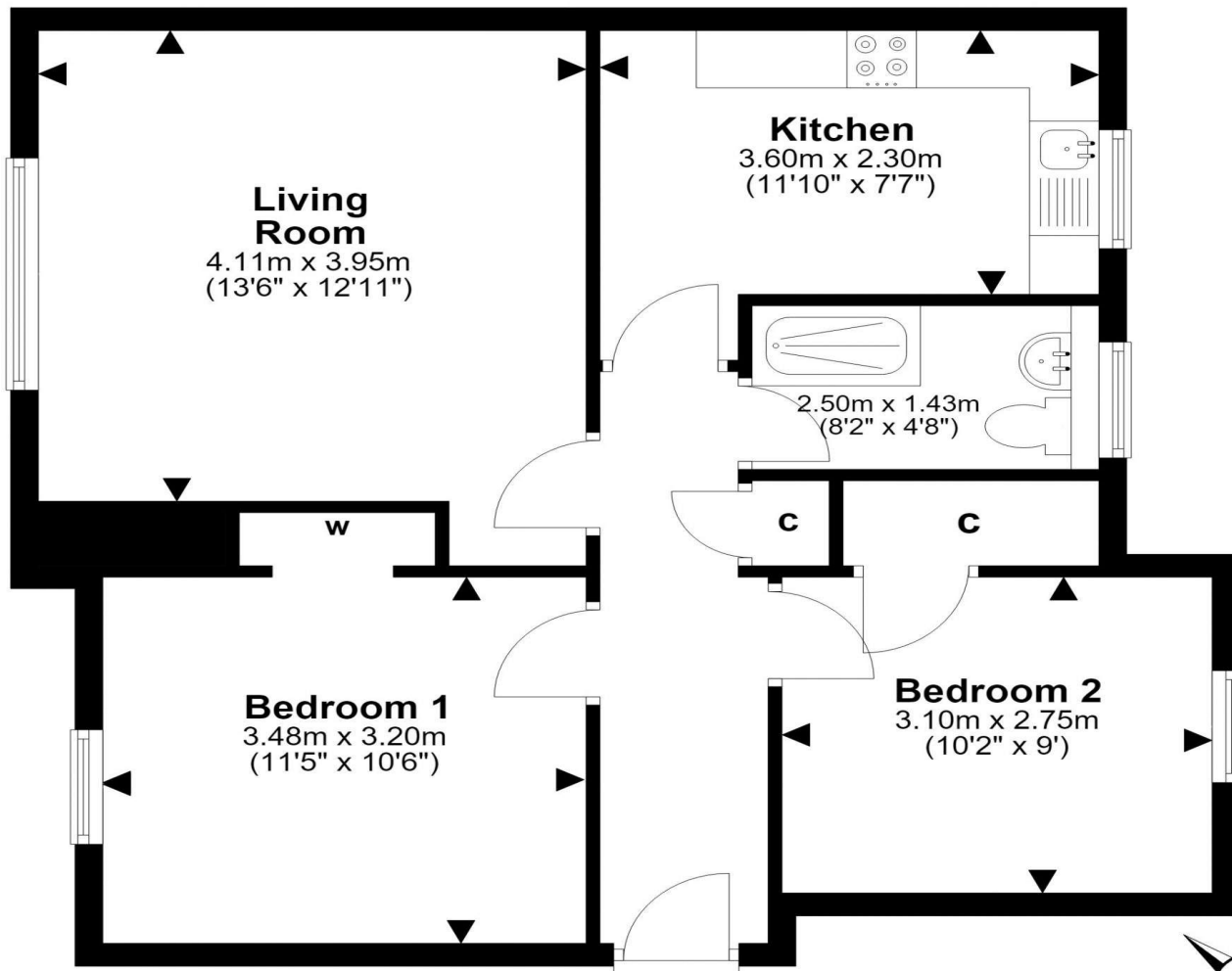
To include all white goods, light fittings and blinds/curtains.

OFFERS

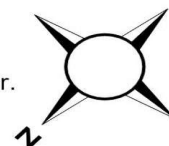
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.



We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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