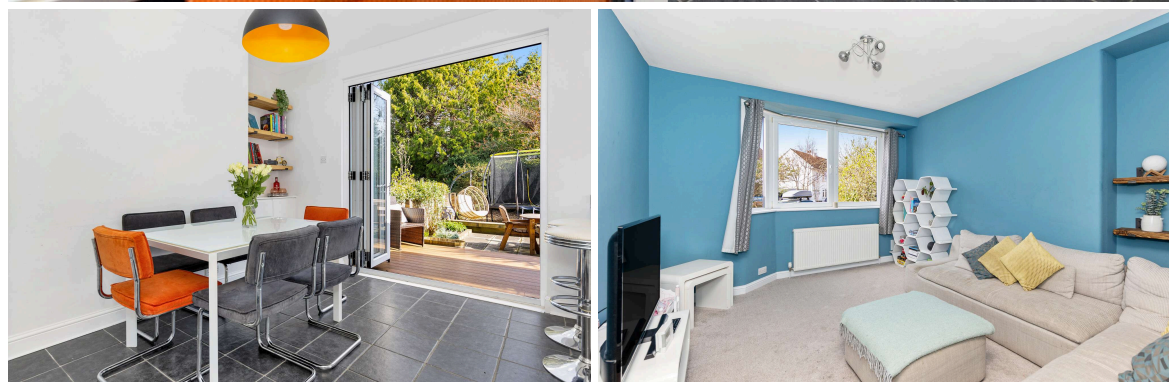




54 Silverknowes Parkway
SILVERKNOWES | EDINBURGH | EH4 5LA


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54 Silverknowes Parkway

SILVERKNOWES | EDINBURGH | EH4 5LA

Beautifully presented semi detached villa located in a popular and convenient residential area close to excellent amenities, schools and road links. This light and spacious family home boasts a driveway, garage, and large enclosed gardens with patio area with lawn. The living space comprises of a pleasant front facing living room with bespoke shelving, fantastic dining kitchen fitted with modern high gloss units, a range of appliances. Bi-fold doors give direct access to the south facing rear garden, and a handy utility room completes the accommodation on this level. Upstairs there are two double bedrooms with fitted storage, and a flexible third bedroom which could be utilised as a home office. The family bathroom with mains shower over bath and vanity sink unit completes the accommodation on this level. The property further benefits from Ramsay ladder access to a floored attic with window and electricity, gas central heating and double glazing.

- Beautifully presented semi-detached villa
- Front facing living room with bespoke shelving
- Two double bedrooms with integrated storage
- Single bedroom/ office
- Gas central heating and double glazing
- Large front, side and south facing rear gardens
- Ramsay ladder access to fully floored attic room with window and electrics
- Modern dining kitchen with central island and bi-fold doors to garden
- Driveway and garage

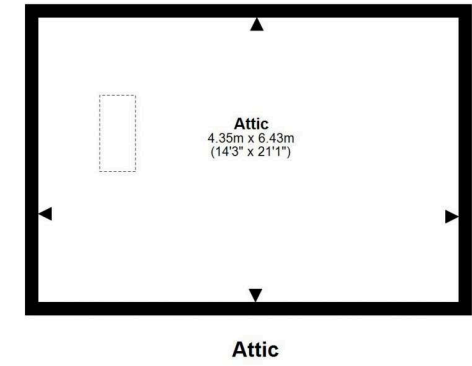
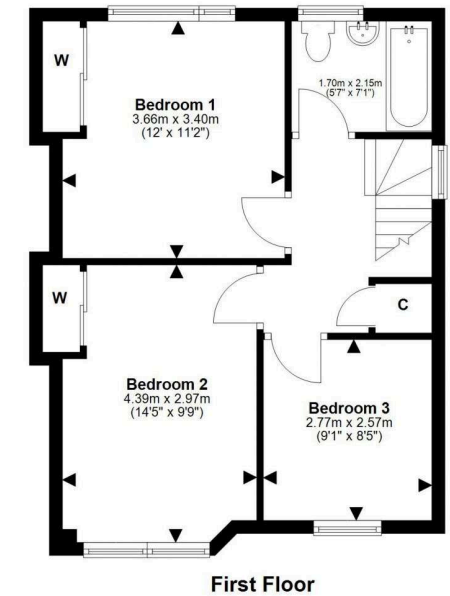
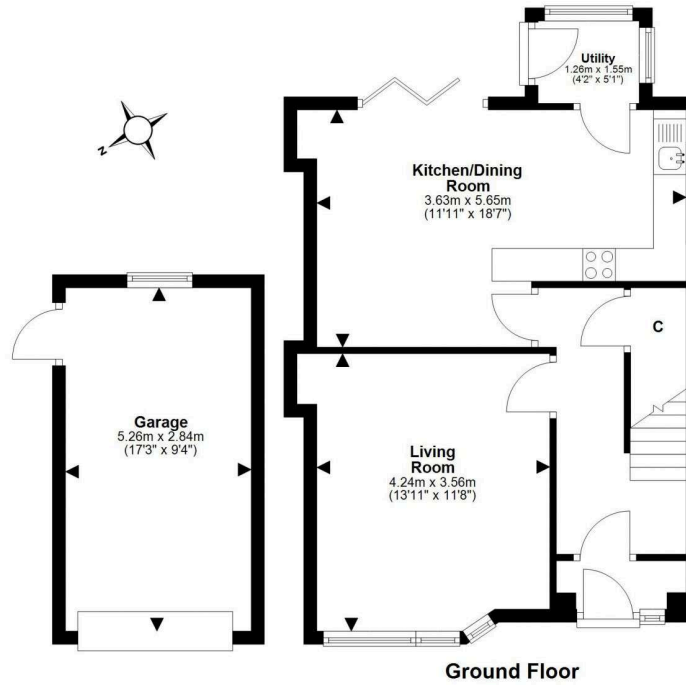
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located within the Silverknowes district of Edinburgh, which enjoys a close knit community spirit. A first class choice of shopping and banking facilities are on hand, including a Tesco store serving the local community's daily requirements, with an alternative choice within Craigleith Retail Park. Regular bus services operate to and from the city centre and surrounding areas, with the city bypass ensuring swift access to other outlying motorway networks. Highly regarded schooling ranging from nursery to senior level are all within the vicinity. Leisure facilities are varied and include established clubs and organisations which cater for both adults and children, a golf course, Health and Sports Club, with the shores of Cramond and Lauriston Farm a little further afield.

Energy rating C, Council tax band E. There is no factor associated with this property.
Extras included in this sale will be fixtures and fittings and kitchen appliances.





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.