



Silverknowes

45 Silverknowes Gardens
EH4 5ND



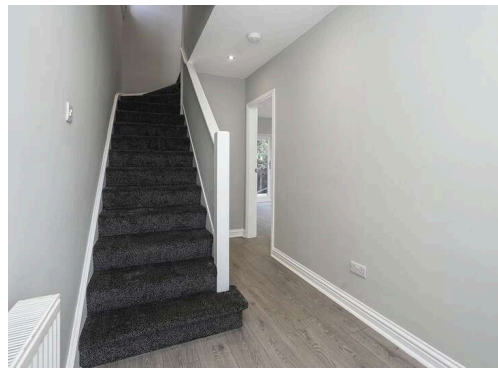
Extended End Terraced House

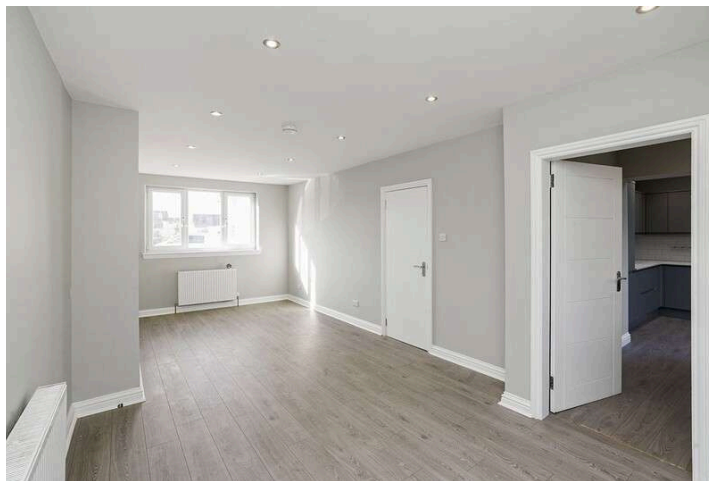
OFFERS OVER £315,000

- Entrance hall
- Livingroom/diningroom
- Fitted kitchen
- 3 bedrooms
- Bathroom
- Cul de sac location
- Gas central heating
- Double glazing
- Gardens front & rear
- Unrestricted on-street parking

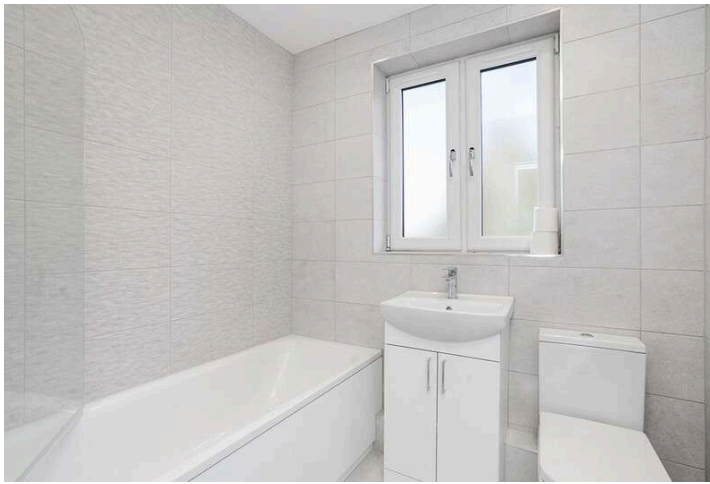


Viewing - by appointment please call
Solicitors: 0131 253 2379



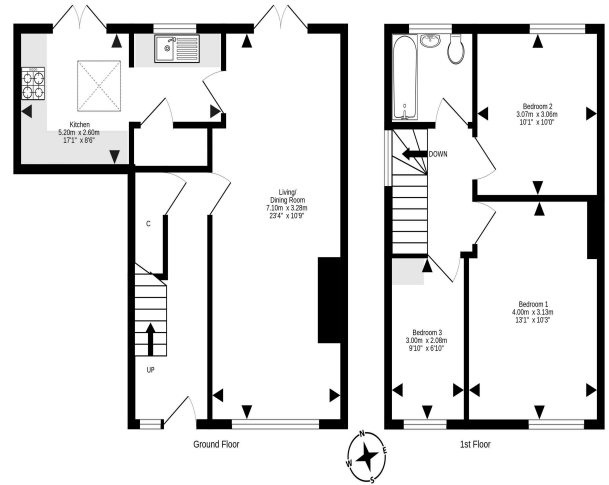






Viewing is highly recommended of this three bedroomed extended end terrace house located in the popular area of Silverknowes, situated to the north of Edinburgh and within easy reach of the City Centre. Good local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craighleith 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.

Upgraded to an excellent standard and situated in a cul de sac this end terraced house opens to a hallway with stairs leading to the upper level, an under-stair cupboard, and leads to the living room. The dual aspect living room/dining room has laminate flooring, ample space for both dining and living room furniture, French doors to the rear garden and the kitchen off. The rear facing, extended kitchen boasts several integrated appliances including a hob, oven and fridge freezer. The kitchen offers base and wall units, a large built-in cupboard, sink unit and gives access to the rear garden via French doors. Upstairs, via a carpeted landing is a double and single bedroom to the front and a further double bedroom to the rear. Completing the accommodation is a modern, fully tiled family bathroom which includes a WC, wash hand basin, bath with an overhead electric shower, and a heated towel rail. Further benefits include private, enclosed front and rear gardens,



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metaparc v2004

gas central heating, double glazing and unrestricted on street parking in the surrounding area.

EXTRAS

To include the aforementioned white goods and carpets (no warranties will be given).

OFFERS

Offers Over £315,000 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.

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.



espc