

COULTERS<sup>©</sup>

# 108 SILVERKNOWES ROAD

SILVERKNOWES, EDINBURGH, EH4 5LD

 3 BED

 1 BATH

 3 PUBLIC



## TAKE A LOOK INSIDE

108 Silverknowes Road is a semi-detached home now requiring modernisation but with excellent potential and a popular location close to Silverknowes Beach and Cramond Promenade. With scope for both upgrading and extending (subject to the necessary consents), it has the makings of a superb family home.

On the ground floor, the accommodation comprises; entrance hall with under stair storage; living room; separate dining room and fitted kitchen with adjoining sun room which overlooks and provides access to the rear garden. Upstairs, there are two spacious double bedrooms plus a smaller third bedroom, as well as a shower room.

The property has gas central heating and double glazing.

## KEY FEATURES



Semi-detached home requiring modernisation



Three bedrooms upstairs



Very well kept private gardens



Single garage and driveway



Silverknowes beach & Cramond Promenade nearby



Local shops in Davidson's Mains



There are beautifully kept private front and rear gardens, with the space to the rear having a patio, lawn, mature trees, established plants and a garden shed. There is a single garage, driveway large enough for two vehicles and free on street parking. The home, along with other properties on the street, has been wired for an electric car charging point and heat pump.

## EXTRAS

The property is sold as seen with kitchen appliances and washing line included in the sale.



## THE LOCAL AREA

Silverknowes is a popular area northwest of Edinburgh's City Centre that enjoys excellent leisure and recreational opportunities with the picturesque Lauriston Castle, Silverknowes Beach, and Cramond foreshore nearby. Silverknowes Golf Course, The Royal Burgess Golf Course, and Barnton Park Lawn Tennis Club all offer further superb opportunities for outdoor recreation. There are a good variety of amenities to meet daily shopping needs in the villagelike neighbourhood of Davidson's Mains whilst larger shopping requirements are met at Craighleith Retail Park which houses a Sainsbury's and a Marks and Spencer. Well-regarded schooling includes Davidson's Mains Primary School and The Royal High Secondary School, and it is close to Fettes College, St George's School, and The Stewart's Melville Erskine Schools. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport all easily accessible.

## GET IN TOUCH



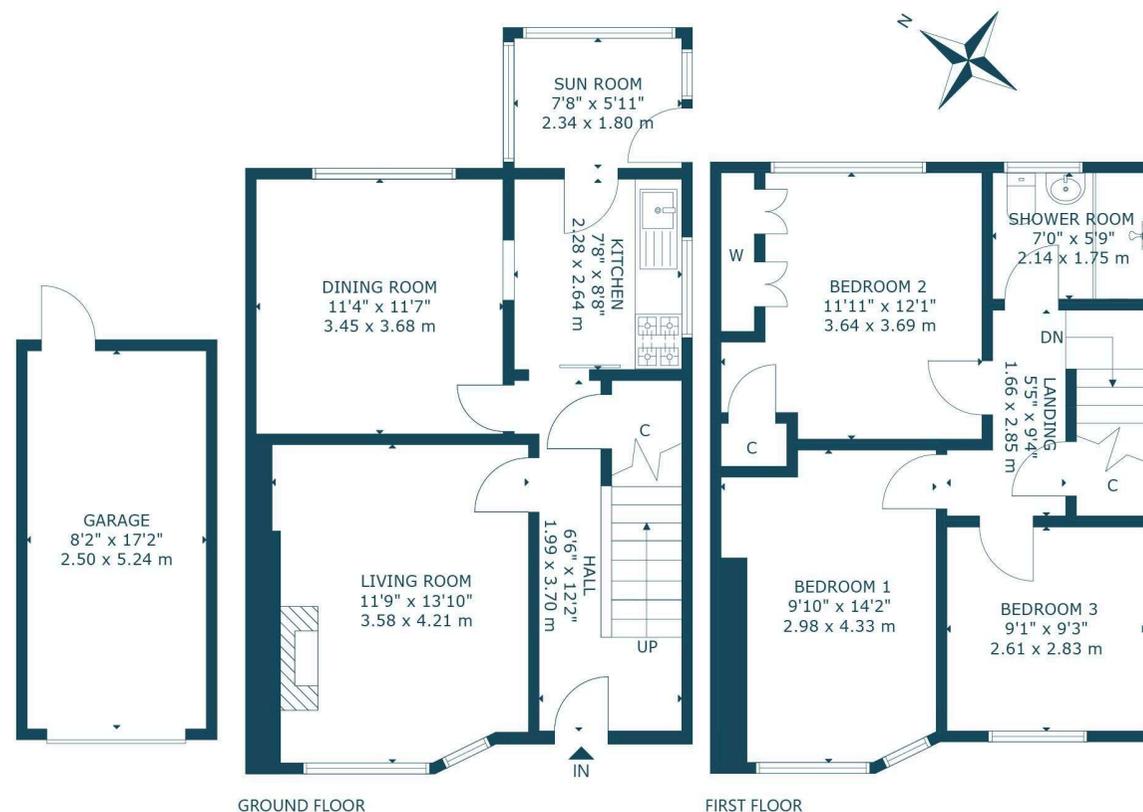
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108 SILVERKNOWES ROAD, SILVERKNOWES, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,019 SQ FT / 95 SQ M

GARAGE 141 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.