



32 Silverknowes Grove  
SILVERKNOWES | EDINBURGH | EH4 5NH

  
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## 32 Silverknowes Grove

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Well presented three bedroom semi-detached home located on a quiet street in the popular Silverknowes area to the north-west of the city centre benefiting from well maintained front and back gardens, a driveway and single garage.

Internally the property comprises a spacious living room with gas fire and fireplace, a dining room with electric fire and fireplace, that also has a door leading to a conservatory and access out to the garden, Kitchen currently with fridge, freezer, washer/dryer, induction hob, oven and fan, the boiler and under stair cupboard. Upstairs there are three well proportioned bedrooms, two with built in storage and completing the accommodation is the shower room with shower and wc. Further benefits on offer include gas central heating, double glazing, a floored attic, landscaped gardens, driveway and single garage.

- Entrance Hall
- Spacious living room
- Dining room and conservatory
- Three well proportioned Bedrooms
- Fitted Kitchen
- Well landscaped gardens
- Gas central heating & double glazing
- Large driveway and Single garage

All blinds, curtains, the integrated washer dryer, fridge, freezer and washing line will be included in the sale of the property. EPC Rating C.

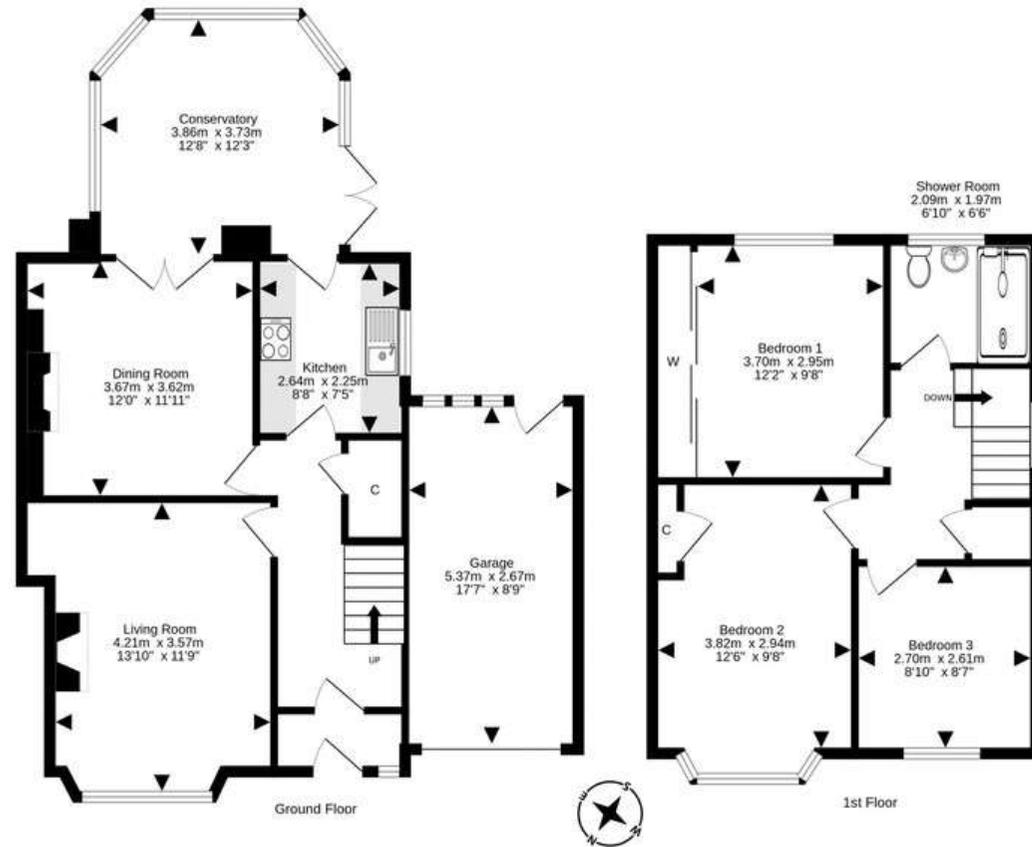


**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The property is located within the Silverknowes district of Edinburgh, which enjoys a close knit community spirit. There is 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, and Lauriston Castle and the shores of Cramond and Silverknowes all within walking distance.





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 Metropix ©2024

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