



**62 Silverknowes Road,  
Edinburgh, EH4 5LF**

**espc**

**ZOOPLA**



**ELP**



**Arbuthnott  
McClanachan**  
solicitors & estate agents



**PrimeLocation.com**



## MOST ATTRACTIVE

### FOUR-BEDROOM DOUBLE UPPER FLAT



A most attractive, bright and spacious, four-bedroom double upper flat with two public rooms and private garden. It forms part of the sought after Silverknowes district of Edinburgh, close to excellent local amenities, transport links, Davidson's Mains Park and Cramond Beach. The property which provides excellent accommodation on two levels is in good decorative order with neutral colour and floor coverings providing flow throughout the property. On the lower level are two generously proportioned public rooms, a kitchen which has been fitted with glossy white units and onyx effect work tops together with a large double bedroom and shower room. On the upper level there are two double bedrooms, a spacious single and family bathroom. To the rear there is large, enclosed garden which has been laid to lawn with attractive shrub and plant borders.

Vestibule  
Hall  
Lounge  
Dining room  
Four bedrooms  
Shower room  
Bathroom  
Excellent storage  
Gas central heating  
Double glazing  
Private rear garden





## SILVERKNOWES

Silverknowes is a popular residential district to the north of Edinburgh within easy reach of the City Centre. First class 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. Good local schooling is 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. Leisure facilities include established clubs and organisations, a golf course and Health and Sports Club.



### Extras

All floor coverings, curtains, light fittings, gas hob, electric double oven (not in working order), fridge freezer, automatic washing machine, dishwasher are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

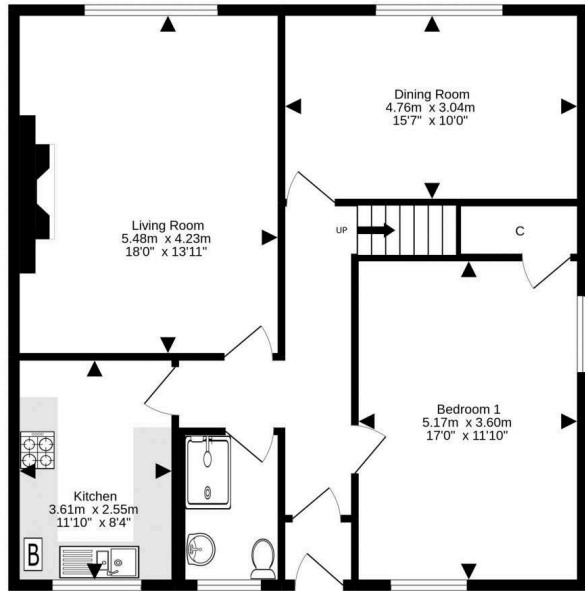
D

### Home Report Valuation

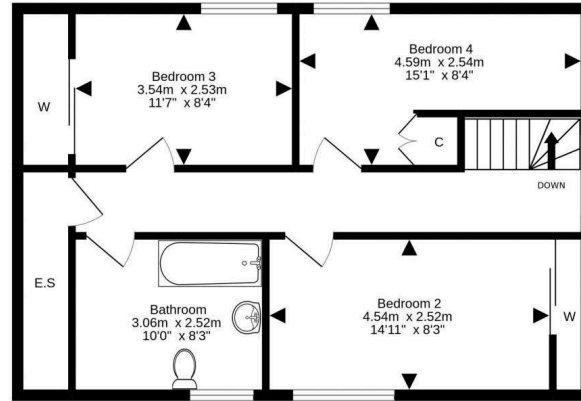
£270,000

### EPC Rating

D



Ground Floor  
85.4 sq.m. (920 sq.ft.) approx.



1st Floor  
55.0 sq.m. (592 sq.ft.) approx.

TOTAL FLOOR AREA: 85 sq.m. (91 sq.ft.) approx.

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.  
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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.