

33 Silverknowes Place, Silverknowes Edinburgh, EH4 5LR

OFFERS OVER £375,000



drummondmiller



- Classic 1950's semi-detached family villa with open aspect
- Sitting room and dual aspect fitted dining room/kitchen
- 3 bedrooms and very modern bathroom
- Gas central heating and double glazing
- Scope for attic conversion
- Enclosed garden with garage and sun deck
- Ideal location in catchment for Royal High School
- EPC C

Description

This is a substantial semi-detached family house occupying an easily managed corner plot which is only yards away from a golf course. The property has been well maintained since its construction in the late 1950's and offers great potential for an attic conversion (subject to necessary consents). Its slightly reconfigured layout is larger than average (91 sqm) and it boasts several attractive features including quality hardwood doors and modern kitchen fittings. A comfortable living room with gas fire is positioned to the front whilst the original dining room has been merged with the kitchen which now offers patio doors opening onto the enclosed rear garden. There are 2 double bedrooms and a large single bedroom. Also found upstairs is a stylish fitted bathroom featuring smart white sanitary ware and shower bath.





Central Heating and Double Glazing

Gas central heating (boiler replaced in 2020) is complemented by UPVC double glazed windows and cavity wall insulation.

Garden

This is a generously proportioned corner plot which is fully enclosed for child/pet safety. A solidly built garage adjoins the property with a rear personal door and gated paved driveway/parking area. There is beech hedging, a raised sun deck for alfresco dining and an ornamental tree.

Location

This popular mature development comprising mainly family homes is located beside Silverknowes Golf Course in Edinburgh North. It is a 15-minute walk away from the coast along which a promenade links to the delightful 18th century Cramond 'village'. Neighbouring Davidson's Mains offers a Tesco supermarket, several small shops, services (doctors, opticians, vet, churches and community groups). There are additional local amenities and many recreational pursuits including fishing and sailing. This is an ideal commuter base being only 3 miles from the City Centre and within close proximity of the City Bypass, motorway networks and Forth Road Bridge. Excellent bus services operate (night and day) and there are off-road cycle tracks.

Council Tax and EPC

The property lies in Council Tax band E and has a D - rated Energy Performance Certificate.

Mortgage Valuation

The property has been valued by surveyors at £395,000 and the Home Report is available via the ESP web site.

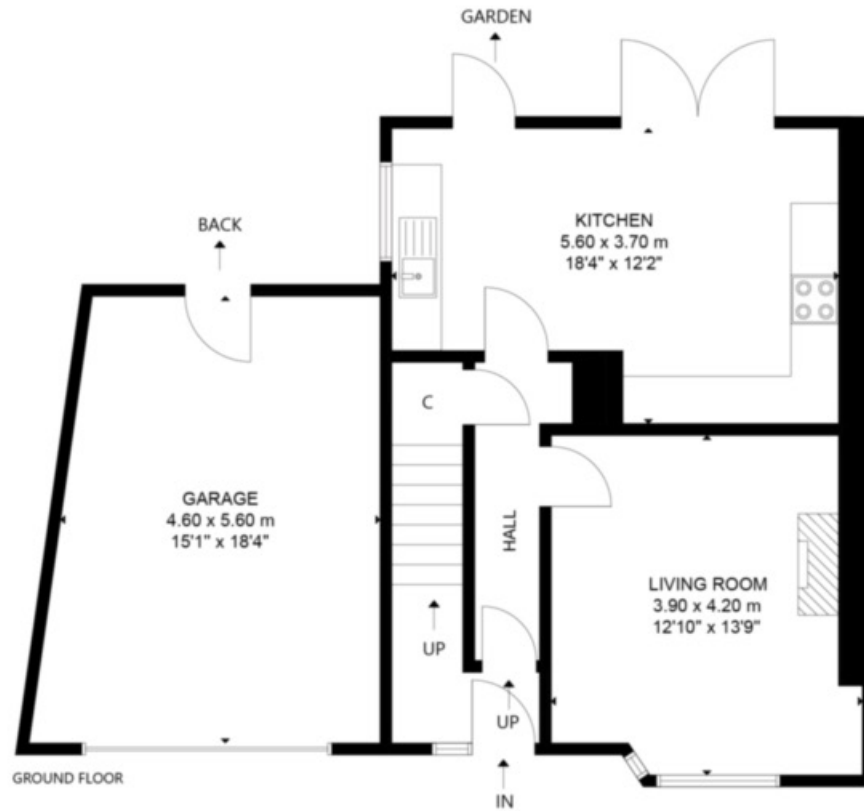
Viewing

Viewing is by appointment – telephone Agent 0131 229 3399 (0759 58 20611 out with office hours).

Extras

The fitted carpets, oven, hob, hood and washing machine are included in the sale price.





33 SILVERKNOWES PLACE, EDINBURGH, EH4 5LR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 982 SQ FT / 91 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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