



**8A Silverknowes Neuk,
Edinburgh, EH4 5QA**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND AIRY

TWO-BEDROOM, GROUND FLOOR FLAT



Bright and airy, two-bedroom, ground floor flat situated in a quiet cul de sac in the popular Silverknowes district in Edinburgh, close to excellent local amenities, sought after schools, green spaces and transport links. This immaculate property has been recently decorated throughout in neutral tones and has new carpets, offering true walk-in condition. The accommodation consists of a hall with storage, a lovely, bright, dining lounge, with a storage cupboard and a smart, modern kitchen, with a good range of fitted units, composite worktops and integrated appliances. There are also two double bedrooms, both with storage, and a spacious shower room, with a walk-in shower, a smart vanity unit, attractive wet walling and complementary flooring. There is a communal garden to the rear and on street parking to the front. This is an ideal property for a first-time buyer or those looking for ground floor accommodation.

- Communal stair
- Hall
- Dining lounge
- Kitchen
- Two double bedrooms
- Shower room
- Good storage
- Gas central heating
- Double glazing
- Communal garden
- On-street parking
- (Two rooms virtually staged)





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 fitted carpets, floor coverings, curtains, light fittings, oven, hob, washing machine, dishwasher and fridge freezer 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

Council Tax Band

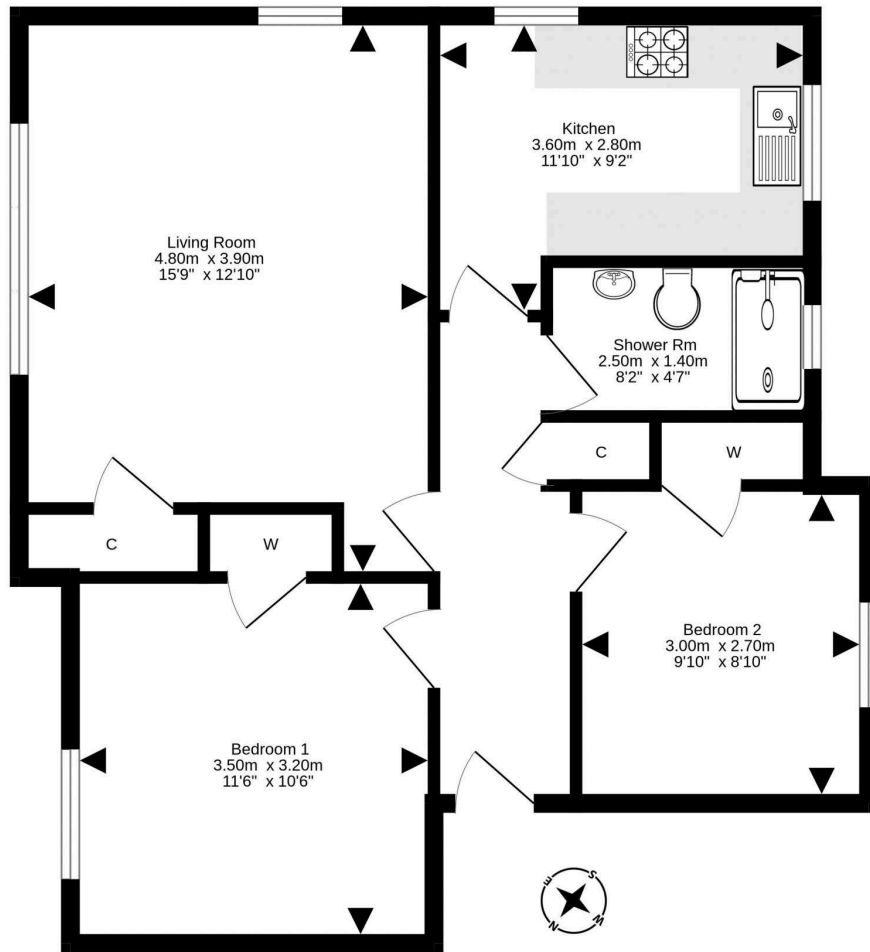
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Home Report Valuation

165,000

EPC Rating

C



TOTAL FLOOR AREA : 62.4 sq.m. (672 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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