



**9 Silverknowes Eastway,  
Edinburgh, EH4 5NA**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## ATTRACTIVE

### FOUR BED SEMI-DETACHED HOUSE



Extremely attractive, four-bedroom, semi-detached house, situated in the sought after Silverknowes district, close to excellent local amenities, good schools, transport links and Cramond beach. This property has been very nicely decorated throughout and offers spacious and versatile living, in walk-in condition. The accommodation on the ground floor consists of a hall with storage, an attractive lounge, to the front of the property, a lovely, modern kitchen, with a range of white fitted units, appliances and leads through into a light and airy conservatory. There is also a dining room, double bedroom, with en-suite shower room, and a W.C. on this level. On the upper floor there is a double bedroom, with bay window and a built-in wardrobe, a further double bedroom, with storage, and a single bedroom, with a fitted wardrobe, and a very smart family bathroom. There is an enclosed rear garden with an area of Astro turf, a patio and gazebo, raised beds and side access. To the front there is a very generous driveway for several cars.

Hall  
Lounge  
Kitchen  
Dining room  
Conservatory  
Double bedroom with en-suite  
Three further bedrooms  
Bathroom  
Attic with Ramsay ladder  
Double glazing and gas central heating  
Store  
Garden  
Large driveway





## 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 floor coverings, curtains, blinds, light fittings, cooker, fridge freezer, washing machine, dishwasher and outside store 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

F

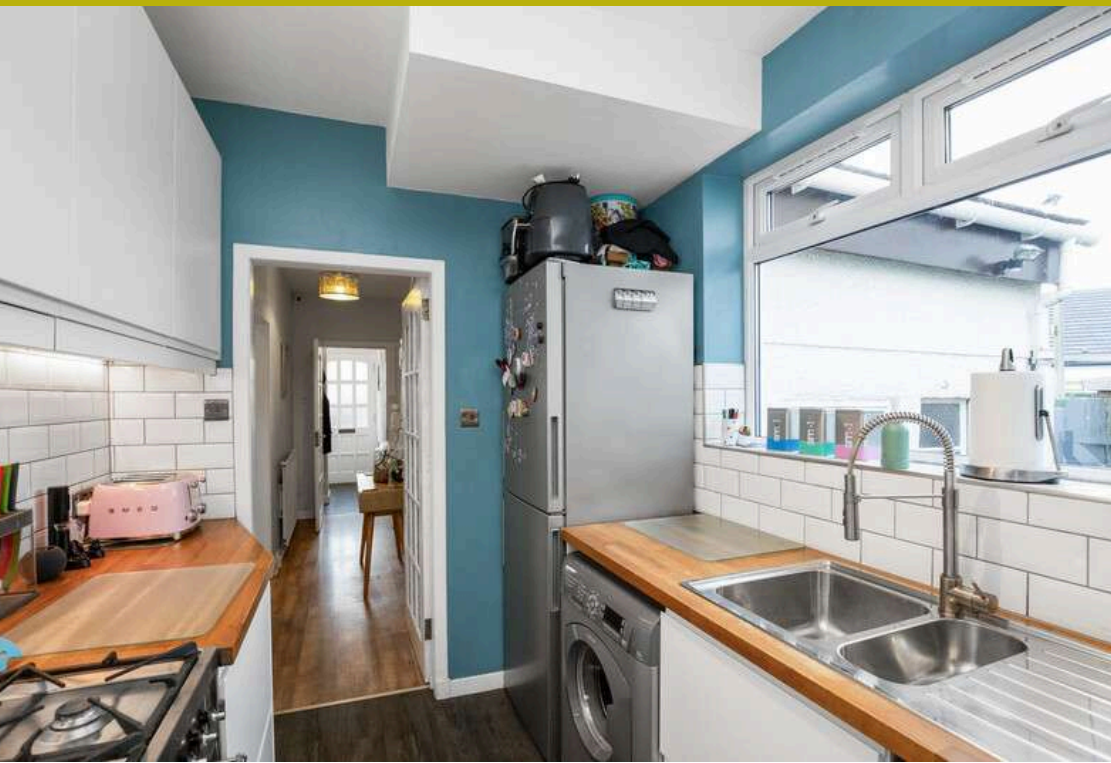
### Home Report Valuation

£425,000

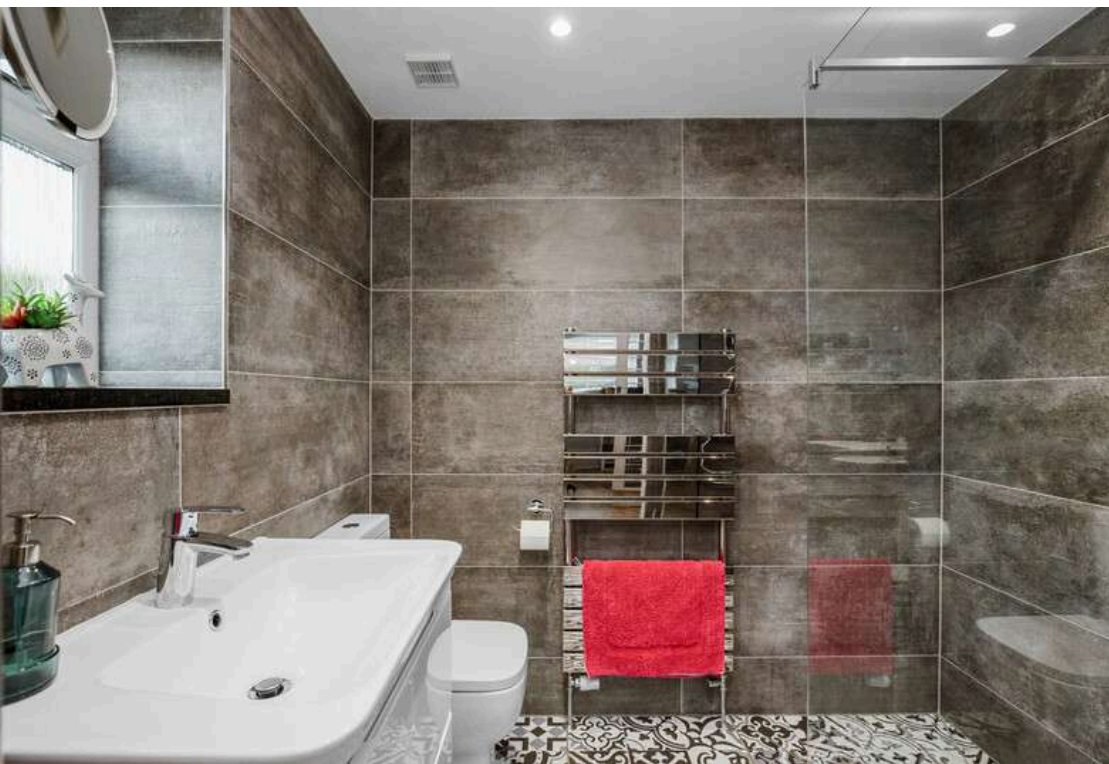
### EPC Rating

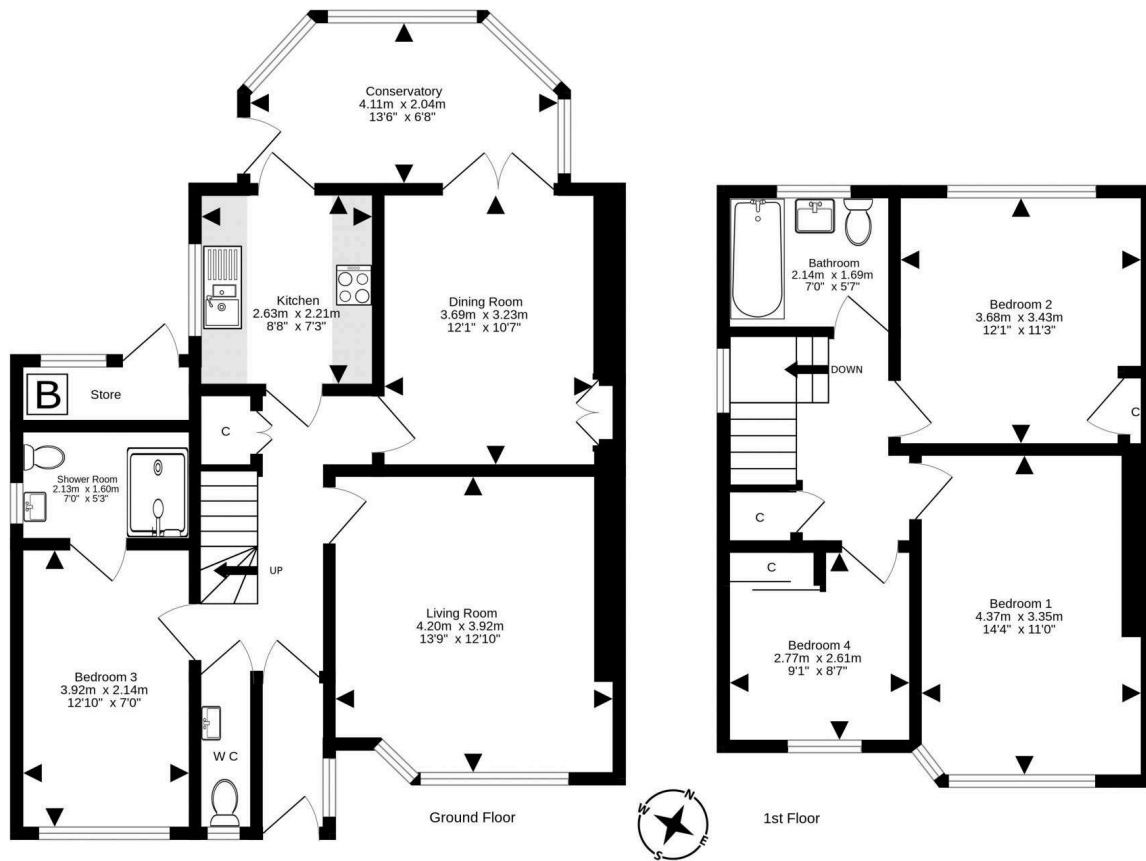
C











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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