



**7G Silverknowes Neuk,
Edinburgh, EH4 5QA**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

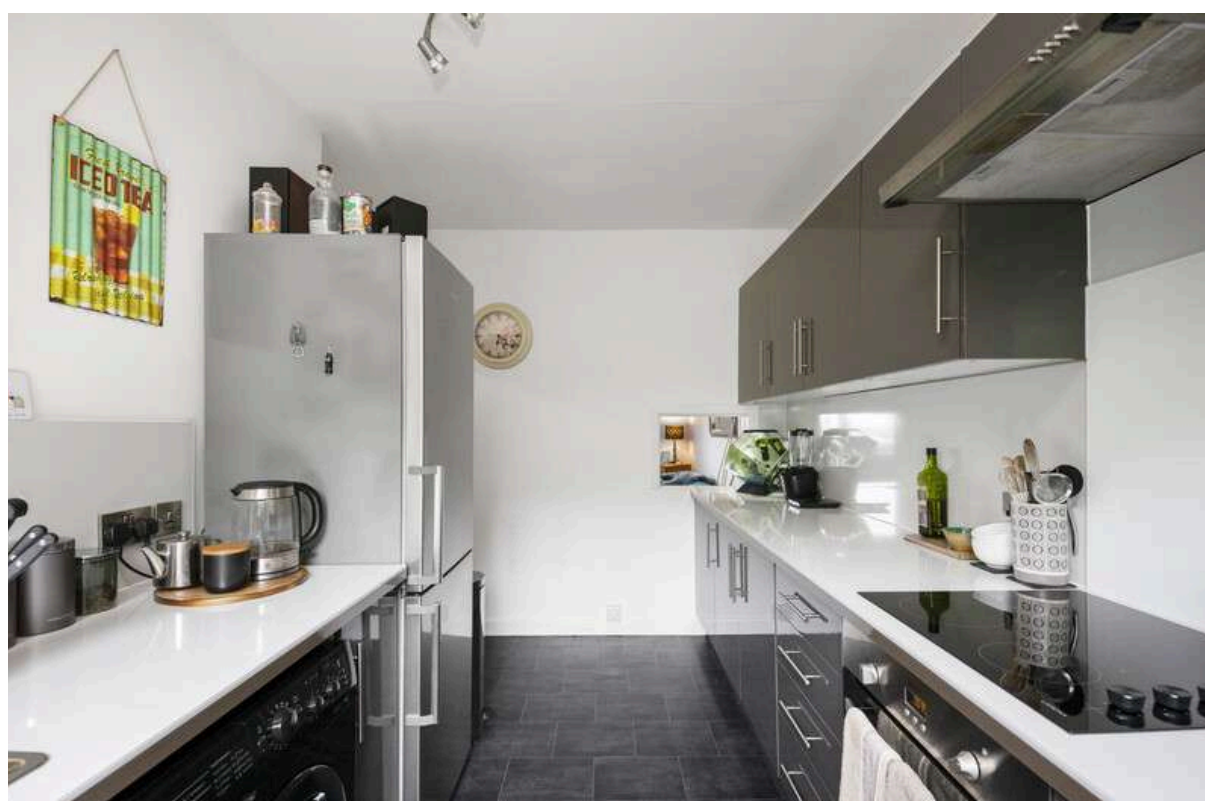
IMMACULATE

TWO BEDROOM TOP FLOOR FLAT



This immaculate and beautifully presented, two-bedroom, top floor flat is situated in a quiet cul de sac in the popular Silverknowes district in Edinburgh, close to excellent local amenities, green spaces and transport links. The flat has been decorated in grey or neutral tones throughout, with complimentary flooring. The flat is very light and airy and enjoys views to the Firth of Forth as well as having a leafy outlook. The accommodation consists of a well-kept, communal stair, hall with storage, a spacious dining lounge with lovely views, a cupboard and a hatch to the kitchen. The kitchen has very smart grey, gloss units, appliances and a complementary splash back. There are two double bedrooms, both with storage, and a bathroom with attractive tiling. There is a shared garden to the rear and plenty of residents parking.

- Communal stair
- Hall
- Dining lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Storage
- Updated oil filled electric heating
- Double glazing
- Shared garden
- Residents on street parking





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, blinds, light fittings, oven, hob, washing machine are included in the sale (no warranties given). The fridge freezer is not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

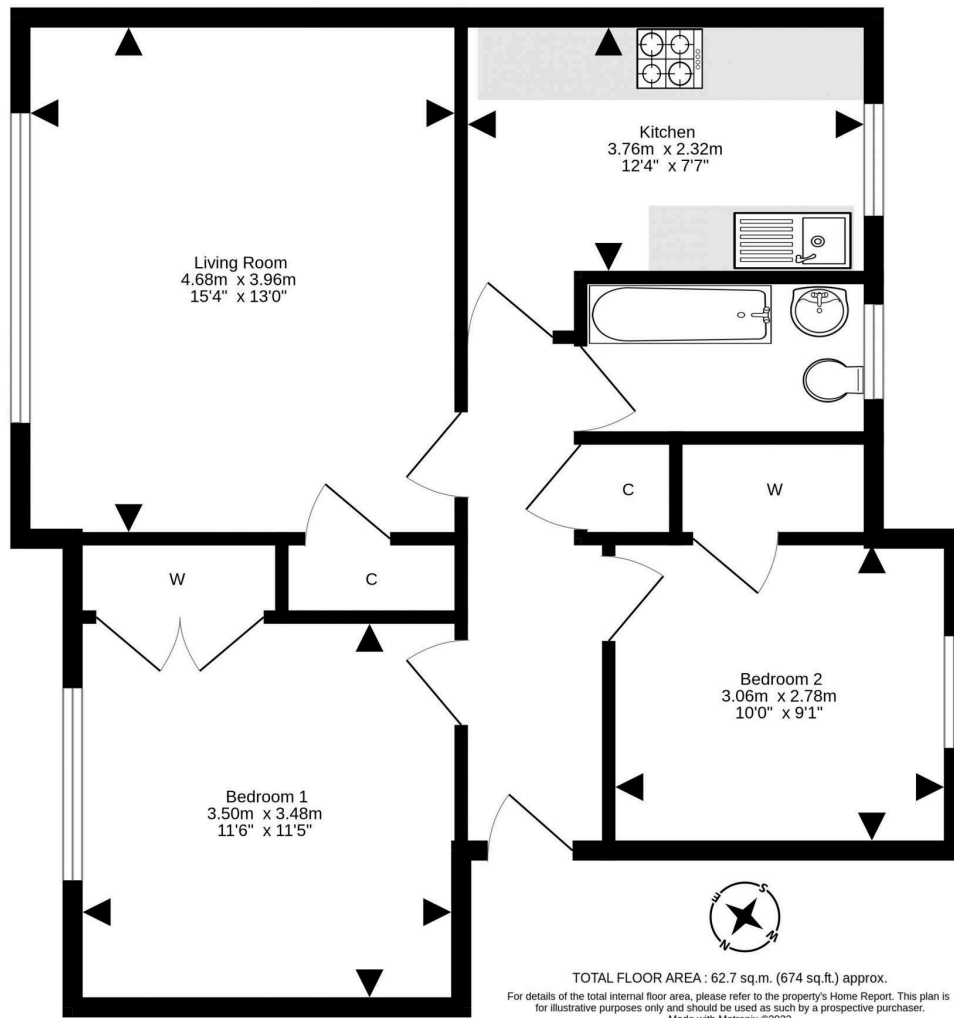
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Home Report Valuation

£165,000

EPC Rating

C



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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 ♦ w: 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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