



**2E Silverknowes Neuk,
EDINBURGH, EH4 5QA**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

TWO-BEDROOM, TOP FLOOR FLAT



This spacious, two-bedroom, top floor flat is situated in a quiet cul de sac in the popular Silverknowes area in Edinburgh, close to excellent local amenities, green spaces, transport links and good schools. Now in need of modernising this will make a fantastic home or investment opportunity. The accommodation consists of a communal entrance stair, with entry phone, a hall, with storage and access to the attic, a spacious living room, with a picture window and storage. The kitchen has a range of fitted units, appliances and a hatch to the living room. There are also two double bedrooms, both with storage, and a recently fitted wet room. There is a communal drying green and a garage. Early viewing is recommended.

Communal stair with entry phone

Hall

Living room

Kitchen

Two double bedrooms

Wet room

Double glazing

Storage heating

Drying green

Garage





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, oven, hob, washing machine, fridge and 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

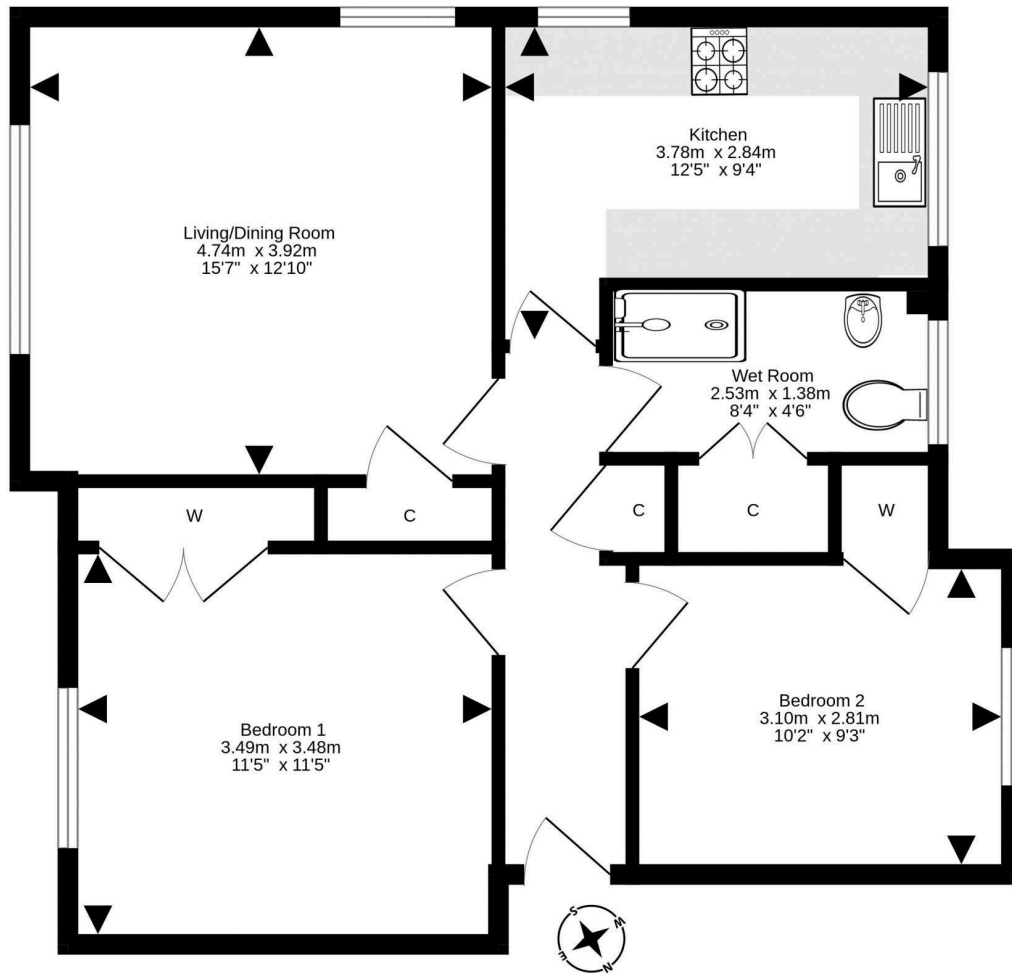
C

Home Report Valuation

£155,000

EPC Rating

D



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.
Made with Metropix ©2024



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

ēspc

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

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

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.