



Offers Over

£325,000

22 Silverknowes Grove

Silverknowes | Edinburgh | EH4 5LZ

This comprehensively modernised end of terrace house offers excellent family accommodation in the ever-popular Silverknowes district, close to superb amenities and highly regarded schools.

-  3 Bedrooms
-  2 Reception Room
-  1 Bathroom
-  Landscaped Garden
-  Driveway
-  EPC Rating – C
-  Council Tax Band – D



Description

The property is in move-in condition having undergone significant refurbishment in recent years including fully re-rendering the exterior, landscaping the garden, a new kitchen and bathroom and fresh and attractive décor throughout. Benefits on offer include gas central heating from a combi boiler and full double glazing throughout. The accommodation briefly comprises: bright and welcoming entrance hallway with under stair storage, open plan reception and dining room with fireplace housing a gas fire, large conservatory offering useful and flexible additional reception space, modern fitted kitchen with gloss wall and base units with integrated double oven and hob, slimline dishwasher and washing machine. Stairs lead from the hall to the upper landing where there is a hatch and Ramsay ladder giving access to a fully floored and lined attic room with scope for full conversion subject to the usual planning and consents, principal bedroom to the front with built-in wardrobe, second double bedroom overlooking the garden to the rear, third single bedroom currently in use as a home office with built-in wardrobe. A stylish family bathroom completes the accommodation and has a modern white suite with double ended shower-bath with dual head drench shower.



Extras

The integrated oven and hob, dishwasher and washing machine are to be included in the sale along with all fitted floor coverings, window blinds, curtains and light fittings.

Garden and parking

A generous private garden enjoys a sunny southwesterly aspect to the rear of the property and has been attractively landscaped with lawn decking and patio areas, providing the ideal spot to relax and entertain during the warmer months. A gate to the side offers security for children or pets and leads to the front of the house. To the front, a monoblocked driveway provides off street parking for two cars with further, unrestricted on street parking also available.

Viewing

Please contact Neilsons on 0131 622 2626



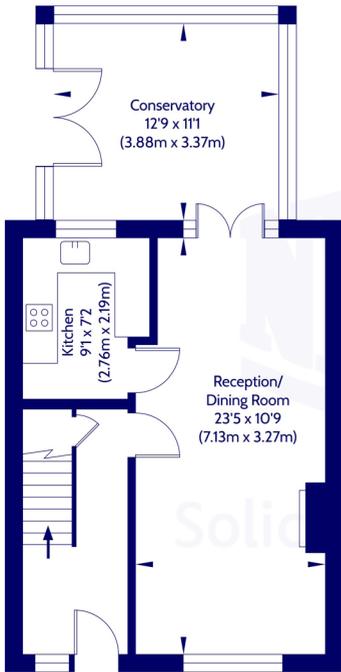


Location

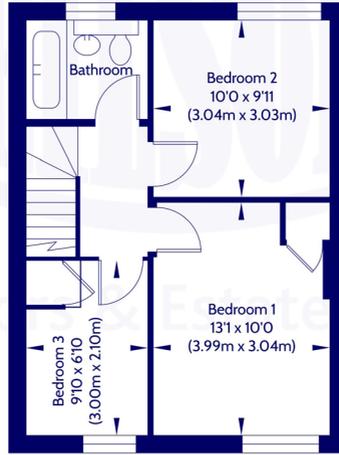
The popular suburb of Silverknowes is an established and sought-after residential area to the north west of Edinburgh city centre. Popular with families for its peaceful residential streets and highly regarded local schools, the property is in the catchment area for Davidson's Mains Primary School and The Royal High School. Local shops and services in Davidson's Mains provide for day-to-day needs with a Tesco supermarket and a choice of cafes and take-aways also available. Morrison's and Sainsbury's supermarkets are available within a short drive and excellent local bus services provide swift access to the city centre and surrounding areas. Well-placed for the commuter, the city bypass, Forth bridges and Edinburgh International Airport are all close at hand.



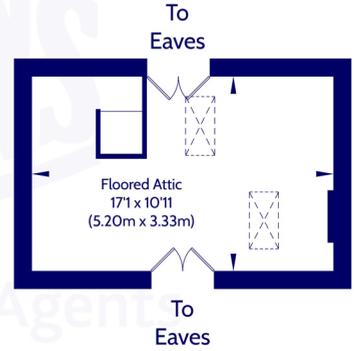
Approx. Internal Area 88.52 Sq M / 953 Sq Ft.
Not to scale. For identification only.
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Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

