



**46 Silverknowes Drive, Silverknowes,
Edinburgh, EH4 5HH**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

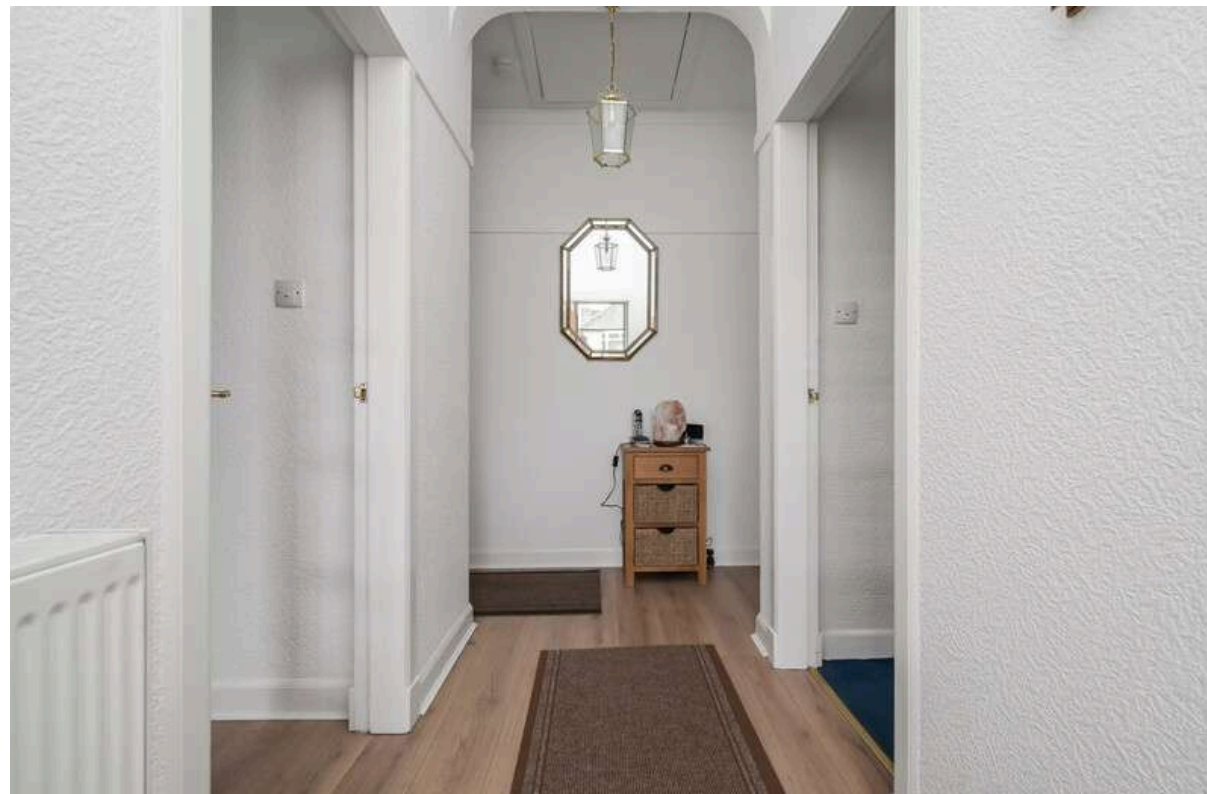
CHARMING

THREE BED DETACHED BUNGALOW



This charming, three-bedroom, detached bungalow has a fantastic location in the sought after Silverknowes area of Edinburgh, close to excellent amenities, schools, transport links, both in and out of the city, green spaces, as well as Cramond beach. This property has been very nicely decorated throughout, offers versatile accommodation over one level, but with the potential to extend into the attic space, subject to all the usual permissions. There is an entrance vestibule, hallway with storage, a lovely, bright lounge with a bay window, plantation shutters, a gas fire and a Press style cupboard. The kitchen sits to the rear of the property and has been very well designed, with a good range of modern units, appliances and it leads into a newly added, light filled, conservatory, with access to the garden. There are three double bedrooms, all with plantation shutters and two of which have storage. There is also a modern shower room, with a walk-in shower and vanity unit. The garden is of particular note as it wraps around the property, offering plenty of scope for the keen gardener. There is a driveway to the front, pretty borders, two generous areas to the sides of the property and a lovely enclosed rear garden with mature hedging, an area of lawn, apple and pear trees, outside tap, lights and a gravel area to sit and relax. There is potential to add a garage if desired.

- Vestibule and hallway
- Lounge
- Kitchen
- Conservatory
- Three double bedrooms
- Shower room
- Attic
- Gas central heating
- Double glazing
- Garden
- 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 carpets, floor coverings, shutters, light fittings, oven, hob, washing machine, fridge, freezer and a shed 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

F

Home Report Valuation

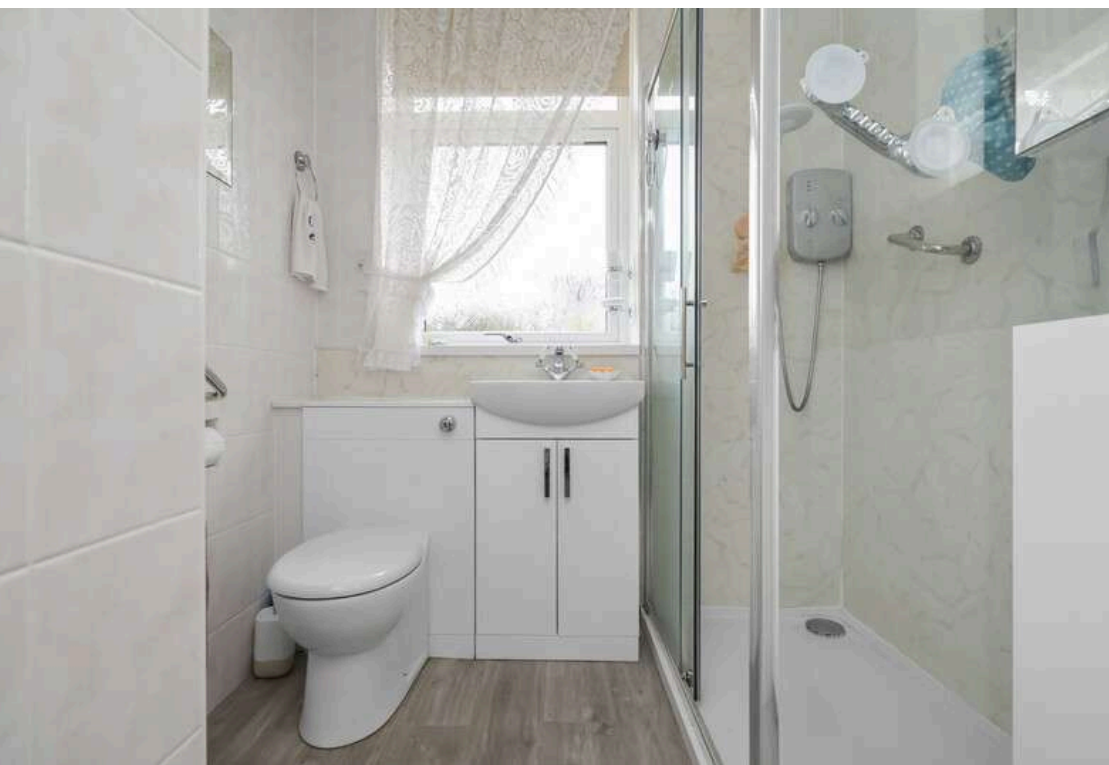
£

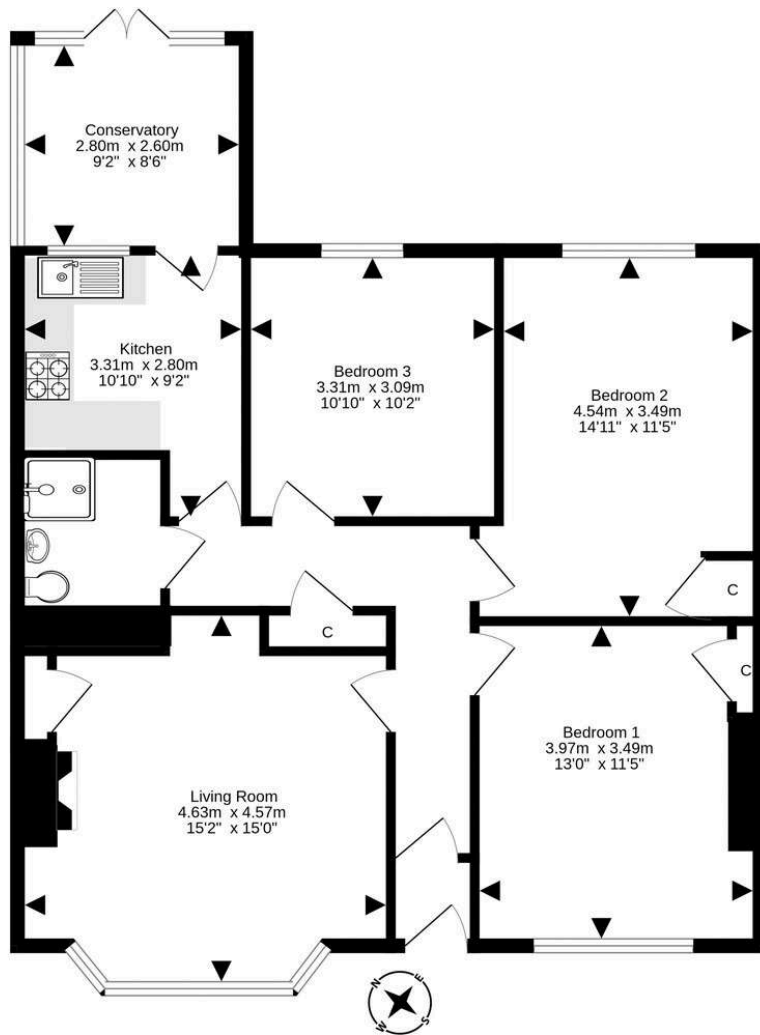
EPC Rating











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.