

COULTERS®



24 SILVERKNOWES DRIVE

SILVERKNOWES, EDINBURGH, EH4 5LQ

4 BED 1 BATH 2 PUBLIC



TAKE A LOOK INSIDE

24 Silverknowes Drive is a detached, two-storey bungalow boasting excellent potential and set in a peaceful, residential neighbourhood close to the coast. With scope for both refurbishment and extending (subject to the necessary consents), it has the makings of a wonderful family home.

On the ground floor, the accommodation comprises; entrance vestibule and central hallway with storage cupboard, a spacious bay windowed living room, separate dining room, kitchen with adjoining porch, two double bedrooms (one of which is currently set up as a further sitting room) and a family bathroom.

On the first floor there is the principal bedroom which has the benefit of two built-in storage cupboards, a flexible fourth bedroom or study with extensive storage available in the eaves and a WC.

KEY FEATURES



Two-storey detached bungalow



Private, fully enclosed gardens



Silverknowes beach nearby



Versatile layout with up to four bedrooms



Two driveways and single garage



Close to Davidson's Mains shops



The property has gas central heating and double glazing.

There is a generous private rear garden complete with paved seating area, lawn, established plants, hedges and shrubs as well as a greenhouse.

There are two gated driveways which sit either side of the front garden, plus a single, brick built garage with power and light.



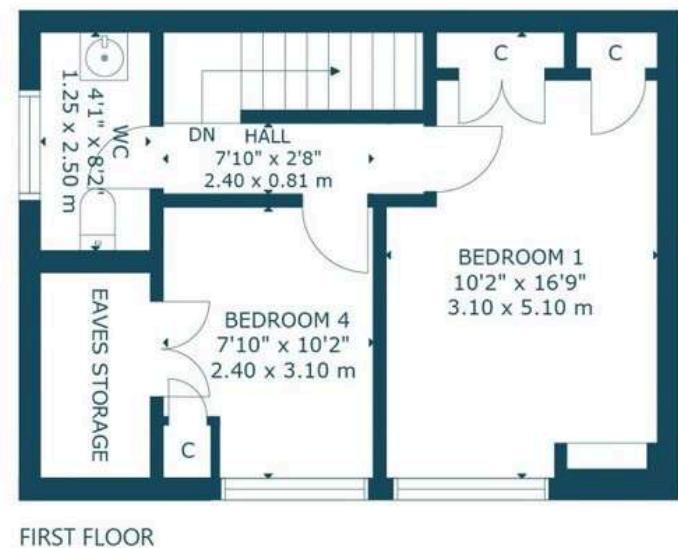
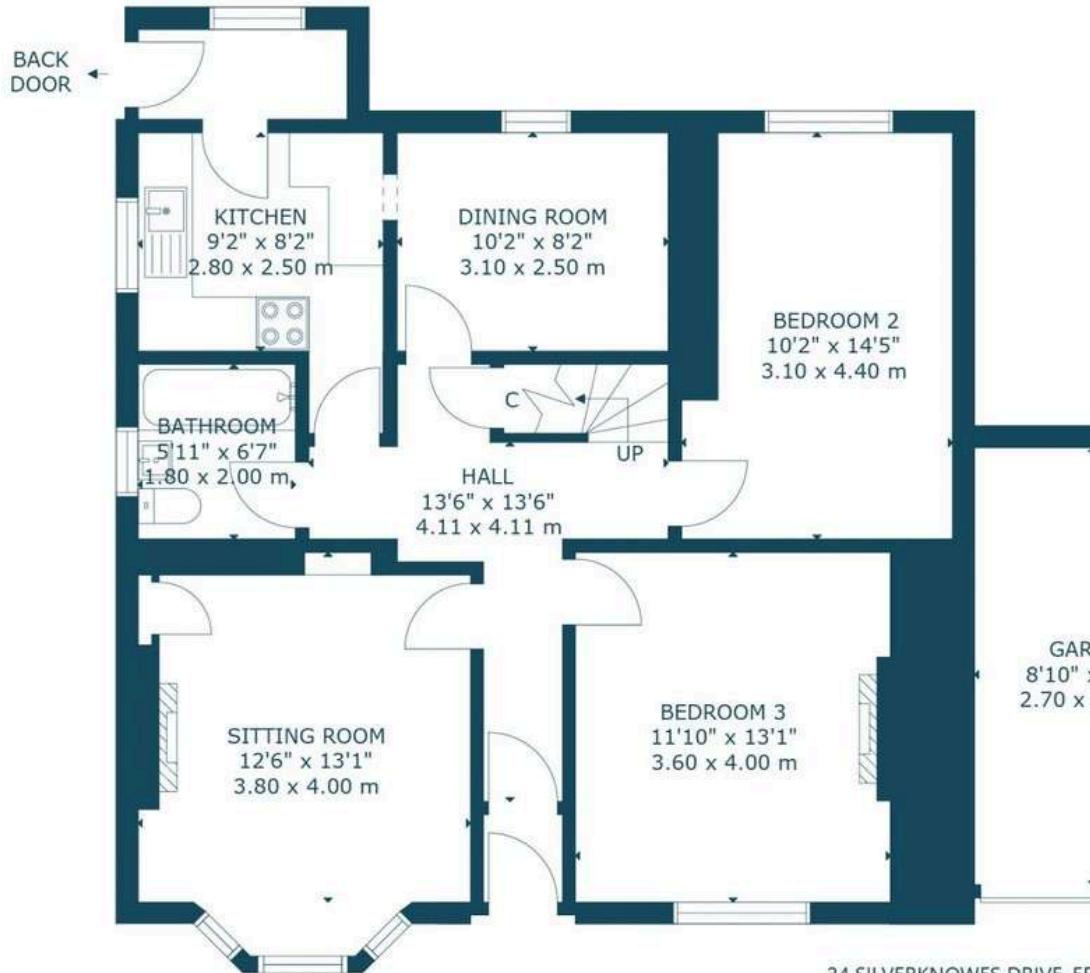
THE LOCAL AREA

Silverknowes is a popular area northwest of Edinburgh's City Centre that enjoys excellent leisure and recreational opportunities with the picturesque Lauriston Castle, Silverknowes Beach, and Cramond foreshore nearby. Silverknowes Golf Course, The Royal Burgess Golf Course, and Barnton Park Lawn Tennis Club all offer further superb opportunities for outdoor recreation. There are a good variety of amenities to meet daily shopping needs in the villagelike neighbourhood of Davidson's Mains whilst larger shopping requirements are met at Craigmillar Retail Park which houses a Sainsbury's and a Marks and Spencer. Well-regarded schooling includes Davidson's Mains Primary School and The Royal High Secondary School, and it is close to Fettes College, St George's School, and The Stewart's Melville Erskine Schools. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport all easily accessible.

EXTRAS

The blinds, curtains, light fittings, fitted floor coverings, freestanding cooker, fridge freezer, washing machine, dryer, bedroom furniture (excluding bed in bedroom 2) and greenhouse are included in the sale price.





24 SILVERKNOWES DRIVE, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,229 SQ FT / 114 SQ M

GARAGE 151 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.