



**30 Silverknowes Brae,
Edinburgh, EH4 5PQ**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

THREE-BEDROOM, SEMI-DETACHED HOUSE



Attractive, three-bedroom, semi-detached house situated on a quiet residential street in the sought after Silverknowes area of Edinburgh, close to excellent local amenities and schools, transport links, both in and out of the city, and lovely green spaces. This property offers spacious accommodation over two floors, would now benefit from some modernising and has the potential to be reconfigured or extended, subject to the usual permissions. On the ground floor there is hallway, with under stair storage, a lovely, bright, dining lounge, with double aspect windows and a gas fire, and a fitted kitchen, with a range of units, appliances and a door giving access to the garden. On the upper floor there are two double bedrooms, with storage, a single bedroom, a family bathroom and the landing has a storage cupboard and access to the attic. To the front of the property there is a pretty garden, a driveway and single garage with electric light. To the rear there is a lovely, enclosed garden, with an area of lawn, mature shrubs, a patio area and side access.

- Hall
- Dining lounge
- Kitchen
- Three bedrooms
- Bathroom
- Attic with Ramsay ladder
- Good storage
- Double glazing
- Gas central heating
- Garden
- Garage and 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 Davidson's 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, blinds, light fittings, cooker, washing machine, fridge freezer and 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

E

Home Report Valuation

£375,000

EPC Rating

C







Monday

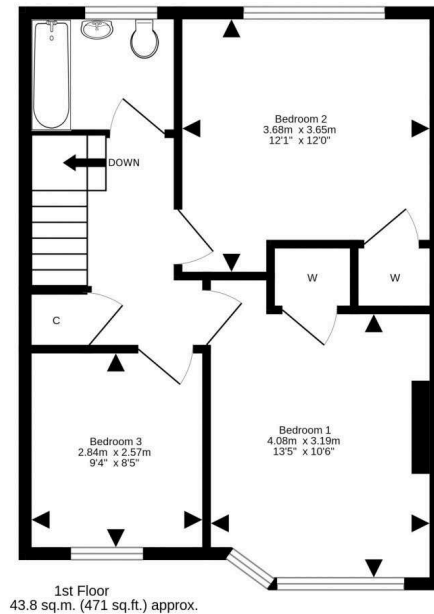
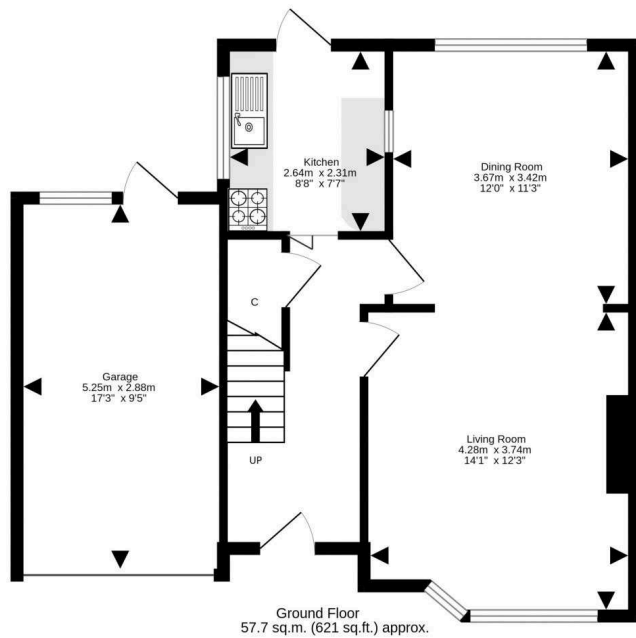
MON	TUE	WED	THUR	FRI	SAT	SUN
04	05	06	07	08	09	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Calendar for 2023/2024
Thursday

MON	TUE	WED	THUR	FRI	SAT	SUN
01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				







TOTAL FLOOR AREA : 101.5 sq.m. (1093 sq.ft.) approx.

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.
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