



RALPH SAYER
SOLICITORS & ESTATE AGENTS

38/2 Silverknowes Crescent

Silverknowes, Edinburgh, EH4 5JB

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This desirable lower flat is a stylish three-bedroom residence, which enjoys modern interiors and bright and spacious accommodation. It has a quality kitchen and bathroom, and further boasts private parking and a private rear garden and patio with a southeast-facing aspect. The home also benefits from a central location in popular Silverknowes, within easy reach of amenities, transport links, and schools, including Davidson's Mains primary and Royal high secondary schools. It is an excellent residence that will certainly appeal to a wide demographic, including families, downsizers, and commuting professionals.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Property Summary

- Spacious lower flat with modern interiors
- Convenient location in Silverknowes
- Attractive interior design throughout
- Bright entrance hall with built-in storage
- Large, light-filled living and dining room
- Well-appointed kitchen with a stylish design
- Two double bedrooms with wardrobes
- Third double bedroom with garden access
- Modern bathroom with overhead shower
- Private gardens to the front and rear
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D







A stylish three-bedroom residence which enjoys modern interiors







Central location in popular Silverknowes, close to amenities, schools, and transport links



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dream property!



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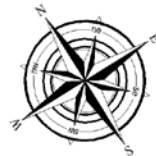
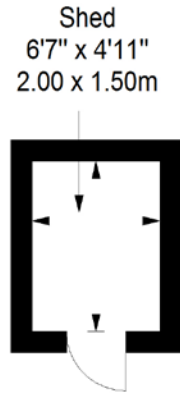
Birch House
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Edinburgh, EH11 4EP

CHARTERED FIRM

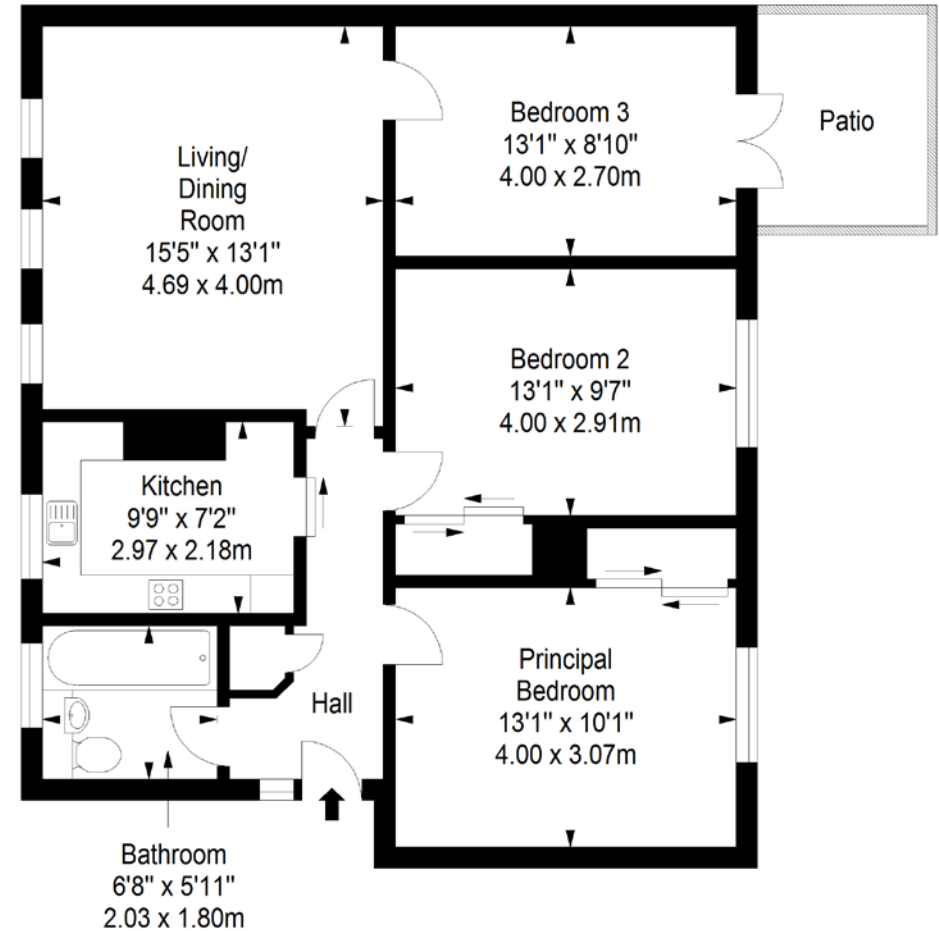
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Shed
Approx. 3.0 sq. metres (32.3 sq. feet)



Ground Floor
Approx. 75.3 sq. metres (810.5 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)