



1 Silverknowes Bank,
Silverknowes, Edinburgh EH4 5PE

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance porch.
- Reception Hall.
- Good sized living room with feature fire & patio doors to front.
- Modern fitted kitchen with appliances.
- Door to rear garden.
- Formal dining room with feature fire.
- Open access to conservatory.
- Access to rear garden.
- Upper landing with storage.
- Access to attic room via Ramsay ladder.
- Two double bedrooms both with fitted bedroom furniture.
- Single bedroom with fitted bedroom furniture.
- Shower room.
- Gas central heating.
- Double Glazing.
- Private gardens to front, side & rear.
- Driveway leading to garage.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An extended semi-detached villa situated on an excellent corner position in the popular Silverknowes district of the City a short journey to the northwest of Edinburgh City Centre. The property is close to local amenities and would make an ideal family home in a good location. In need of some modernisation and redecoration.

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 3.6 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 6.7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Silverknowes is a much sought after residential area lying approximately four miles to the northwest of the city centre. It is a popular and attractive place to live with proximity to excellent local shopping facilities, good schools and the very widest choice of leisure activities. The village of Davidsons Mains is within a few minutes on foot and plays host to a number of independent shops, a branch of Tesco and several popular pubs/ eateries. In the opposite direction there is a Morrisons at Ferry Road and a Sainsbury at Craighleith. Davidsons Mains Primary School has an excellent academic reputation, as does the Royal High School. Several Golf Clubs, Silverknowes esplanade, the beach and marina at Cramond and sports centres at Drum Brae and Ainslie Park are but a few of the leisure options available. There are several local access points to the city's cycle path network, good public transport services to many other parts of the city and the city by-pass, central motorway network and Queensferry Crossing are all readily accessible, as is Edinburgh International Airport.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, COOKER HOOD, FRIDGE AND AUTOMATIC WASHING MACHINE. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS.





**Silverknowes Bank,
Edinburgh,
Midlothian, EH4 5PE**



Approx. Gross Internal Area
1220 Sq Ft - 113.34 Sq M
(Including Garage)

Attic & Store

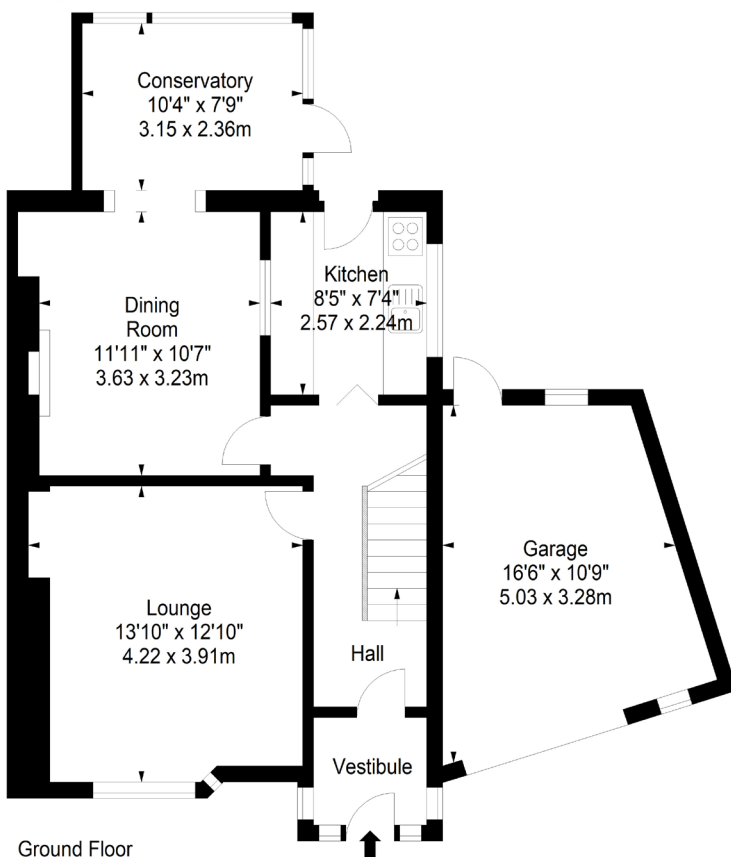
Approx. Gross Internal Area
210 Sq Ft - 19.51 Sq M

For identification only. Not to scale.

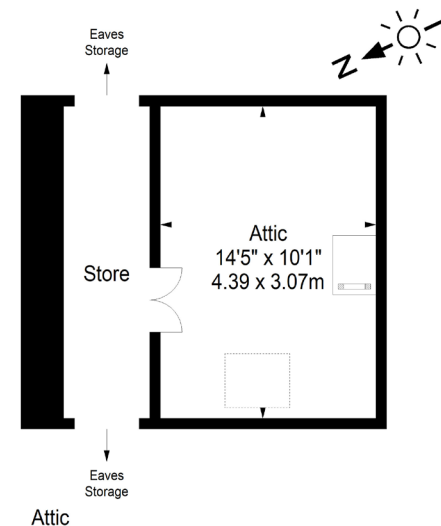
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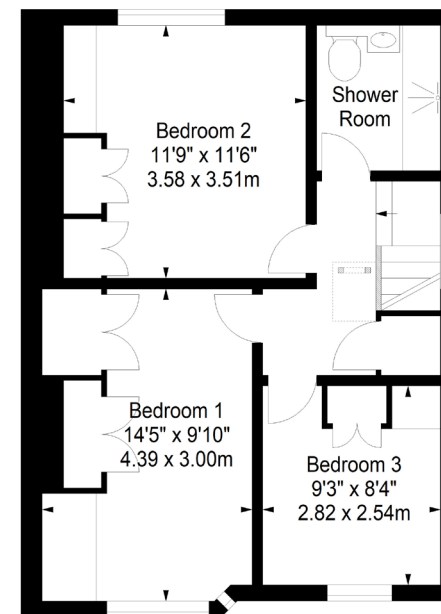
**ENERGY PERFORMANCE
CERTIFICATE RATING D**



Ground Floor



Attic



First Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.