



lindsays

51 Silverknowes View,
Edinburgh, EH4 5PS

"A delightful semi detached villa with two driveways, attractive private garden and garage"

- Entrance vestibule
- Hall
- Spacious sitting room/dining room
- Separate kitchen with direct access to garden
- Three well proportioned bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Attic
- Attractive private garden to the rear
- Easily maintained front garden
- Two driveways
- Private garage
- On street parking

EPC Rating C

FIXED PRICE £385,000
£5,000 BELOW HOME REPORT VALUE



Description

A delightful semi detached villa with two driveways, attractive private garden and garage which provides flexible family accommodation over two floors and offers excellent potential to create a wonderful family home. The property is situated in popular and sought after residential area and in brief accommodation comprises; entrance vestibule; hall, spacious sitting room/dining room, separate kitchen with direct access to private garden, three well proportioned bedrooms; family bathroom; gas central heating, double glazing and attic. To the front of the property there is an easily maintained private garden and to the rear there is direct access to a well maintained private garden which is ideal for entertaining. There are two driveways which provides off street parking and a private garage, which provides excellent storage.

Area

Silverknowes is a much sought after residential area lying approximately four miles to the north west 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.

Viewing

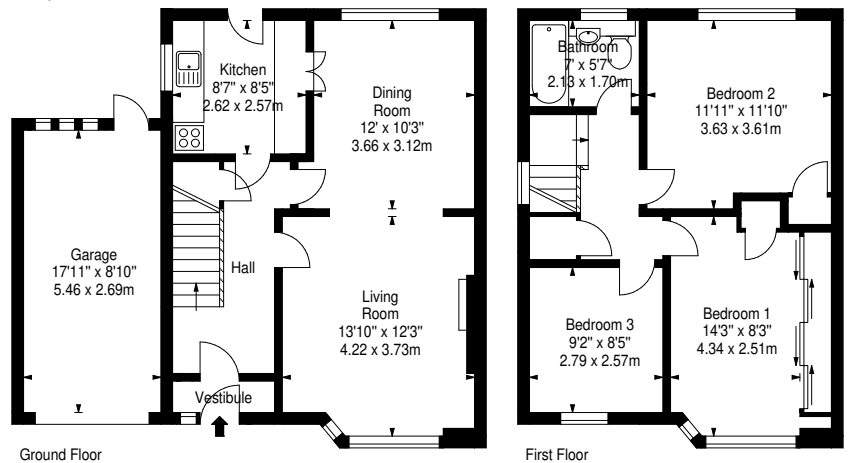
by appointment contact Lindsays on 0131 229 4040.



**Silverknowes View,
Edinburgh,
Midlothian, EH4 5PS**



Approx. Gross Internal Area
988 Sq Ft - 91.79 Sq M
Garage
Approx. Gross Internal Area
158 Sq Ft - 14.68 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.