



lindsays

47 Silverknowes Grove
Edinburgh, EH4 5NH

"A bright and well proportioned detached villa with driveway, garage and large private garden which is situated in popular and sought after residential area"

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

EPC Rating E

FIXED PRICE £395,000



Description

A bright and well proportioned detached villa with driveway, garage and large private garden which is situated in popular and sought after residential area. The property would now benefit from modernisation and upgrading and offers excellent potential. In brief accommodation comprises; hall, spacious sitting room/dining room, separate kitchen with direct access to private garden, three well proportioned bedrooms; family bathroom; separate WC; gas central heating and double glazing. To the front of the property there is an easily maintained private garden and to the rear there is direct access to a large well maintained private garden which is predominantly laid to lawn and ideal for entertaining. There is a driveway which provides off street parking and a private garage, which provides excellent storage. An early viewing is highly recommended.

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 Craigleith. 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 propertyadmin@lindsays.co.uk



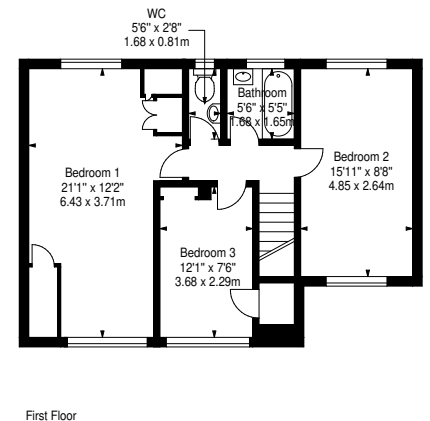
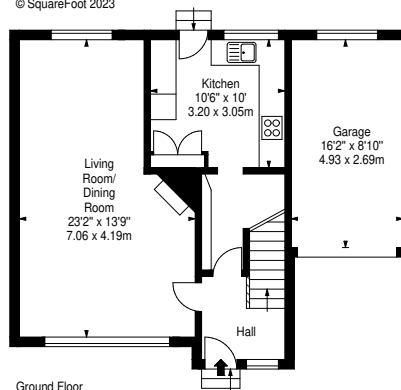
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Approx. Gross Internal Area
1077 Sq Ft - 100.05 Sq M

Garage
Approx. Gross Internal Area
142 Sq Ft - 13.19 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.