



SILVERKNOWES
EASTWAY

1 Silverknowes Eastway
SILVERKNOWES | EDINBURGH | EH4 5LY


warners
solicitors & estate agents



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Semi-detached villa in need of a degree of modernisation, offering excellent development opportunity to extend further, subject to the necessary consents with wrap round gardens to the front side and rear. Situated in the quiet and highly desirable residential area of Silverknowes The property will make a fantastic family home and comprises;

- Semi-detached extended family home
- Bright living room to the front
- Large dining room/family room to the rear
- Fitted kitchen
- Utility room
- Downstairs WC
- Two large double bedrooms and one small double
- Bathroom with electric shower over bath
- Electric heating
- Double glazing
- Garage / driveway with ample off street for at least three cars
- Large front side and rear gardens with shed

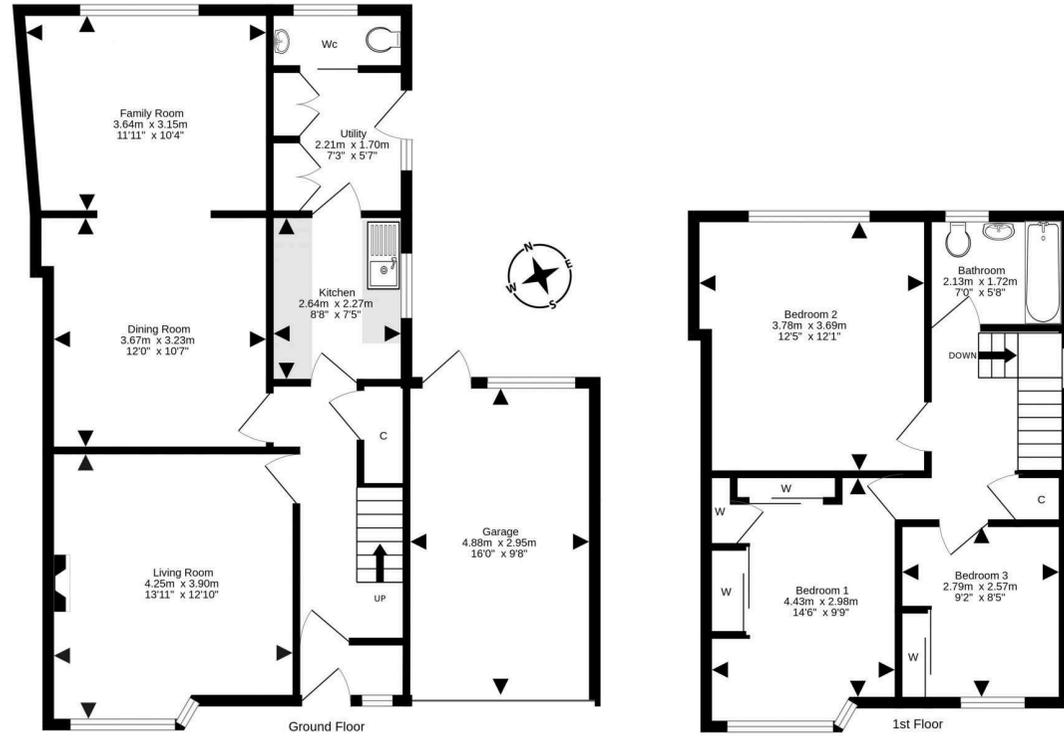
Extras: The property is to be sold as seen, No warranty will be given for any appliances. EPC rating F.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 Davidsons 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.





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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