



3/4 Silverknowes Road
Edinburgh
EH4 5NX



Duplex Flat



accommodation

- Entrance and inner halls
- Sitting room / dining room
- Fitted kitchen
- 3 Double bedrooms
- Bathroom
- Double tandem garage
- Panoramic views

features

- Neutral decor
- Spectacular views north and south
- Double glazing
- Gas central heating
- Security entry phone system
- Communal gardens & residents private, off street parking

description

Fabulous double upper flat with wonderful views north and east to the Firth of Forth, and south towards the Pentlands. Ideally located to access local bus services, as well as primary and secondary schools. On the third floor there is an entrance hall with views to the south and cloaks cupboard, an inner hall/stair with understair cupboard, a twin windowed sitting room / dining room with Parquet style flooring and leafy open viewings, white fitted kitchen with integrated appliances and glass block windows. On the upper floor, there are three double bedrooms and a bathroom with corner shower cubicle, bath with central taps, wc and wash hand basin. The property benefits from gas central heating, double glazing, security entry phone and double intandem garage. There are well maintained communal grounds in this quiet, secluded development.



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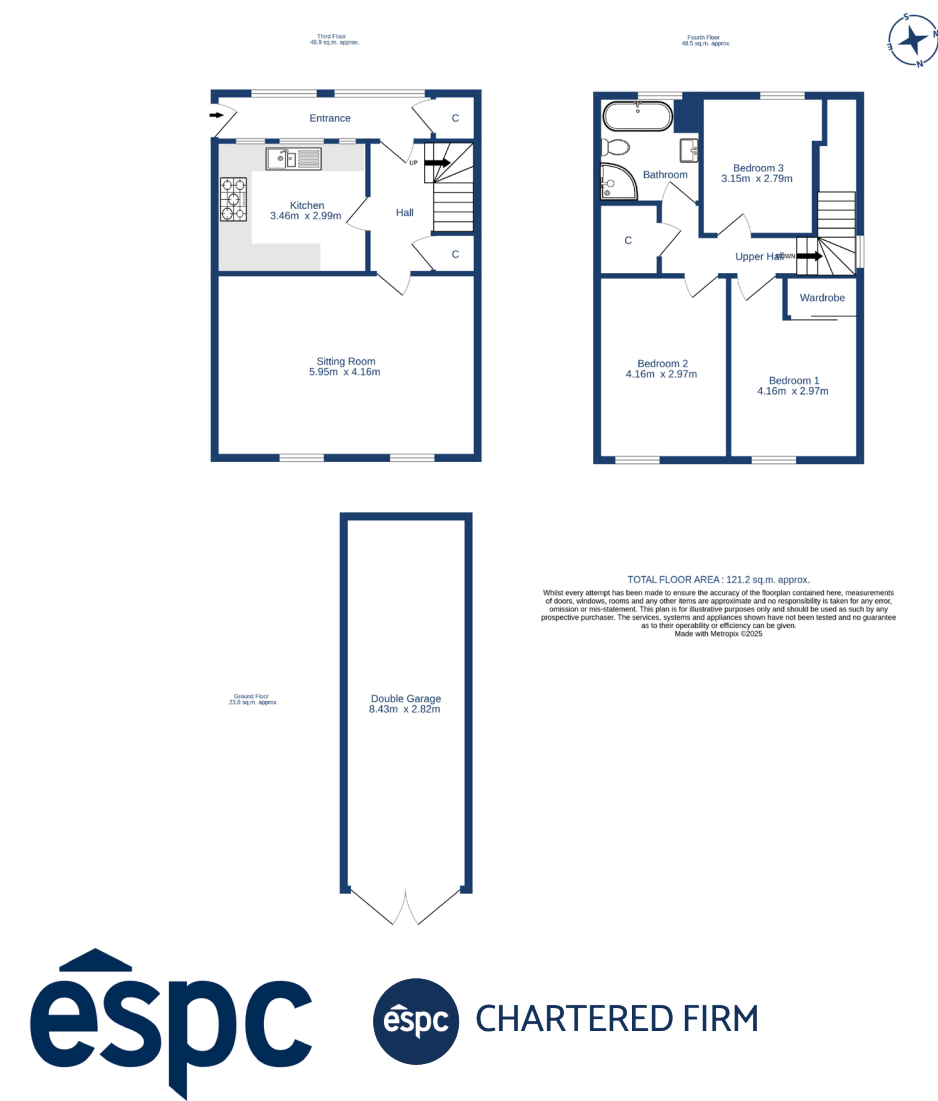
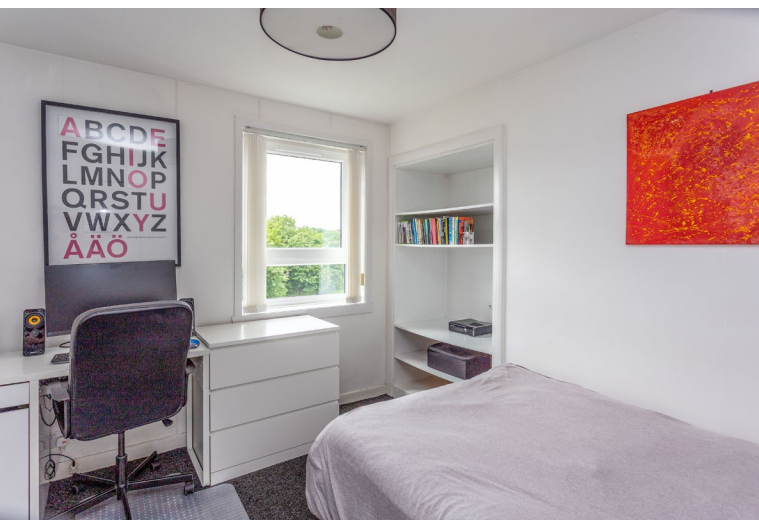


Home Report
Value: £310,000

There is a Residents Association and a payment of approx. £35 covers stair cleaning, lighting and the gardens.

Items to be included in the sale price:

Fitted floor coverings, ceiling light fittings, integrated kitchen appliances (oven hob, microwave and dishwasher).



espc **espc** CHARTERED FIRM

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