



65 Silverknowes Eastway
Edinburgh
EH4 5NE



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Detached Villa



accommodation

- Entrance vestibule & hall
- Open plan family room / dining room / kitchen
- Master bedroom with wardrobes and en suite shower room
- 3 Further bedrooms
- Bedroom 5 / sitting room
- Family Bathroom
- Cloakroom
- Enclosed rear garden

features

- Flexible accommodation
- Ideal family home
- Great location
- Open outlook
- Wood flooring
- Gas central heating
- Double glazing
- Monoblock drive
- Attic
- Move in condition

description

Fabulous extended, detached family home at the end of a quiet cul-de-sac, with open outlook over the play park to the rear. This beautiful home has been thoughtfully extended to the rear creating wonderful open plan living space and an excellent enclosed garden to the rear with two garden sheds, patio and sun deck. The accommodation comprises entrance vestibule and entrance hall, cloakroom, the rear living accommodation and a formal sitting room to the front, (currently used as bedroom 5). On the upper floor, there is a spacious master bedroom with fitted wardrobes and an en suite shower room, three further good sized bedrooms and the family bathroom with bath and separate shower. There is also the attic providing excellent storage. There is a monoblock driveway to the front and the enclosed garden to the rear. Overall, this is a wonderful family home and early viewing is highly recommended.



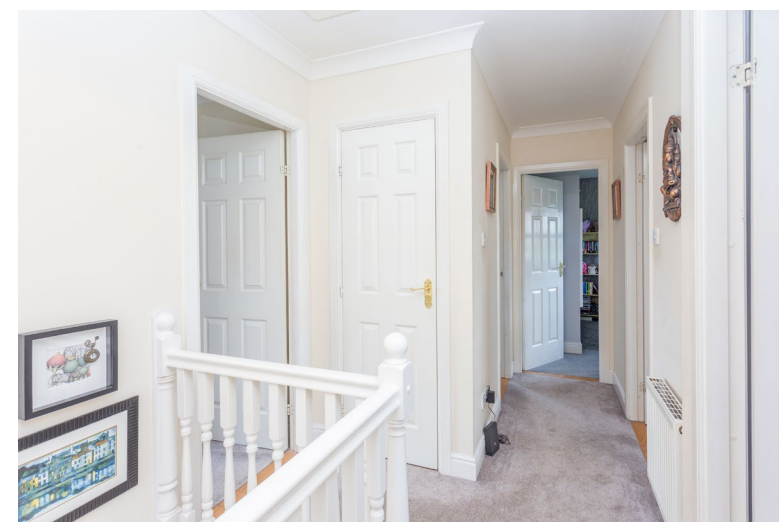
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Home Report
Value: £450,000

Items to be included in the sale price:

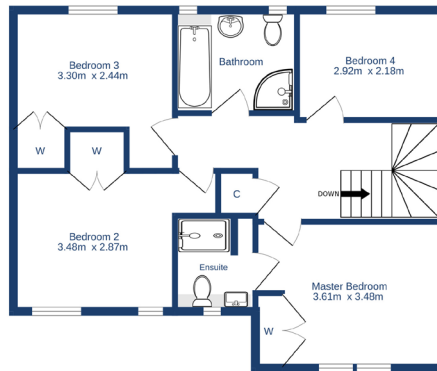
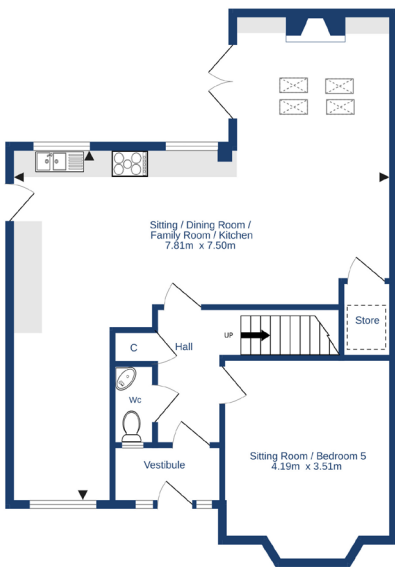
Integrated kitchen appliances (fridge/freezer, washing machine, dishwasher, oven, microwave & hob), blinds, ceiling light fittings, two garden sheds.





Ground Floor
75.0 sq.m. approx.

1st Floor
58.4 sq.m. approx.



TOTAL FLOOR AREA: 133.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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