

**31 (Flat 2) Silverknowes Hill  
Silverknowes  
Edinburgh EH4 5HD**



**Marwicks**  
Solicitors & Estate Agents

Charming traditional extended lower villa offering very desirable family home in this sought after and quiet locale. It offers well-presented accommodation comprising entrance hall, sittingroom with living flame gas fire, diningroom, conservatory/sunroom, fitted kitchen with fridge/freezer, dishwasher and hob/oven, two double bedrooms and tiled bathroom with shower. It benefits from gas-fired central heating with Ariston combination boiler and panel radiators with thermostatic controls. This has been combined with double glazed windows to offer a comfortable home. A conservatory exists to the rear of the property to provide an additional family room with pleasant outlook over the rear southwest facing garden. The wooden flooring, fitted carpets, blinds and light fittings are included in the sale. The large cupboards in both bedrooms provide excellent storage. There are private gardens to front and rear and a shared driveway leads to the large single car garage at the rear of the property. A private driveway for a single car exists to the front of the property.

The property is in walking distance of the local amenities on Silverknowes Road. Davidson's Mains village is also within easy walking distance and offers excellent amenities, including a Tesco supermarket, post office, chemist, bakers, banks and various other businesses along with a health centre and dentists. There is a large Morrison's superstore on Ferry Road and a further selection of shopping facilities at Craigleith Retail Park. Regular public transport services into the city and surrounding locale. Primary and secondary education is nearby with Davidson's Mains Primary and the Royal High Secondary schools. Good access onto the main commuting routes including the M8, M9, Forth Road Bridge and Edinburgh International Airport. Recreational amenities include pleasant walks by the River Almond to Cramond and Silverknowes Esplanade, and various golf courses and leisure club centres in the vicinity.

**ENTRANCE HALL:** Hardwood main door leads into the "L"-shaped entrance hall with panelled doors into further accommodation. Cupboard houses electric meter and main fuse box. Radiator. Single power socket. Oak flooring.



**SITTINGROOM** (14'8" x 12'5" approximately): Bright well-appointed sittingroom has large double-glazed window with hopper and opening window to the front overlooking the front garden. Completed with living flame gas fire set in fireplace with tiled hearth and inset. Telephone point. Two double power sockets. Cable connection for broadband television. Radiator. Through to diningroom. Fitted oak flooring.

**DININGROOM** (12'4" x 9'1" approximately): The diningroom provides ample space for dining furniture. Double glazed door to conservatory. Radiator. Fitted oak flooring. Three double power points.

**CONSERVATORY** (13'6" x 7'8" (approximately, widest): The conservatory sunroom provides a lovely additional sittingroom/family room with pleasant south-westerly aspect over the garden. Natural wood display sill and interior tiled brick base below the single glazed windows. Sliding double glazed patio door gives access to the garden. Radiator. Ceramic Floor tiles. Double power socket.

**FITTED KITCHEN** (9'1" x 7'5" approximately): Double glazed window with hopper to the front. Fitted base and wall units offer good storage and complete with work surface and under lighting. Stainless steel sink unit with drainer. Plumbed for washing machine/tumble drier. Fitted Hotpoint dishwasher, Hotpoint gas hob and electric oven and grill with integral fridge freezer included in sale. Fitted shelved cupboard and ample fitted shelving. Ample power points.

**BEDROOM 1** (12'4" x 10'0" approximately): Spacious double bedroom has double glazed window, side opening window and hopper window to the rear. Built-in cupboard with ample storage space. Three double power sockets. Radiator. Single light fitting. Broadband cable system connection for internet. Fitted carpet.

**BEDROOM 2** (12'6" x 9'4" approximately): Further spacious double bedroom has double glazed windows to rear. Built-in cupboard with shelving. Radiator. Fitted carpet. Three double power sockets. Single light fitting.



**BATHROOM** (6'3" x 6'1" approximately): Double glazed opaque window with hopper. Partially tiled in white comprising WC, wash-hand basin and bath in white. Power shower. Small fitted wall cupboard. All shower fittings included. Isolator switch and extractor fan.

**GARDENS:** Front garden is enclosed by wall, laid with gravel and borders planted with variety of perennials and shrubs. Cold water outlet tap. Small garden shed included in sale, driveway for one car. Sunny rear garden enclosed by timber post and stock proof fencing and has gates at each side. Enjoys a south-westerly aspect and provides a pleasant sitting area with lawn and well stocked borders.

**GARAGE** (18'0" x 9'0" approximately): Shared driveway leads to the large garage. Up-and-over door. Partially shelved with window to side. Power and light exist but are presently not connected.

**PRICE:**

Offers over £169,995 are invited.

**VIEWING:**

Sundays 2.00 - 4.00 pm  
or by appointment through  
Marwicks, Solicitors on 0131 556 5938.

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