



**Stuart & Stuart**  
Solicitors & Estate Agents

18F SILVERKNOWES VIEW, EDINBURGH EH4 5PY

Spacious and well presented second (top) floor flat with private garage and communal garden grounds situated in a highly popular residential area close to excellent local amenities.

Accommodation: Hall, Sittingroom, Kitchen, 2 Bedrooms and Bathroom. Single lock up garage.

Silverknowes is a particularly popular residential area situated to the north of the city centre and close to excellent local amenities at nearby Davidson's Mains including supermarket, chemist, post office, banks, health centre and a library close by at Blackhall. There is a large Morrisons superstore further along Ferry Road and a wide selection of shops at the Craighleith Retail Park. Regular bus services operate to and from the city centre and to many surrounding areas. The area proves popular with commuters seeking access via the main arterial road links leading to the Edinburgh city bypass, M8, M9 Forth Road Bridge and Edinburgh International Airport. There are well regarded local primary and secondary schools within the area.

Extras: All fitted carpets and floor coverings. Integral electric hob and oven. Fridge and freezer. Automatic washing machine (please note the door handle is broken).

The property is warmed by gas central heating and all windows are double glazed. The flat is being presented to the market in good order throughout and early entry is available.

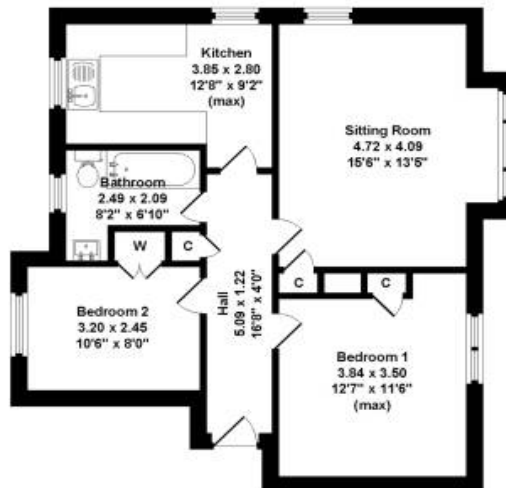
The property is entered via a well kept shared entrance with stairs to all levels. The long Hall gives access to all rooms and has a large walk in storage cupboard which houses the hot water tank. The spacious Sittingroom is located to the front of the property and also has a built in cupboard and press. A well proportioned Breakfasting Kitchen is situated to the rear and has a good range of wall and base storage units and built in hob and oven. Both Bedrooms are of good proportions and have the benefit of built in wardrobes. A tiled Bathroom with shower over bath completes the property. To the rear of the property there is a single lock up garage. There are well kept communal gardens which are simply laid to lawn.





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These particulars are believed to be accurate but are not guaranteed and do not form part of any contract. All measurements are taken in metres with sonic device and are approximate. Appliances mentioned in these particulars are believed to be in working order but have not been tested. Our client reserves the right to accept an offer without fixing a closing date, and if a closing date is fixed our client will not be obliged to accept the highest or indeed any offer.

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