

4 Salvesen Crescent

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Beautifully Presented Two Bedroom Lower Flat In Edinburgh's Silverknowes Area



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom lower flat in Edinburgh's Silverknowes area. The house was originally built for retired lighthouse keepers which is reflected in the architecture. The property has also been modernised and upgraded throughout by the current owner.

THE LIVING/DINING ROOM



Inside, the property comprises:

- Fully equipped kitchen which forms part of the extension on the property. Benefitting from bi-folding doors to the private rear garden as well as the skylight, flooding the room with natural light. The kitchen will not disappoint as it is very well equipped with Neff appliances, an induction hob, double oven, integrated microwave and plate warmer. In addition, there is also an integrated dishwasher and washer/dryer.
- Spacious living/dining area which naturally flows from one end of the building to the next and offers various possibilities for furniture arrangements. In addition to this, there is also a home office space off the dining area.



THE KITCHEN



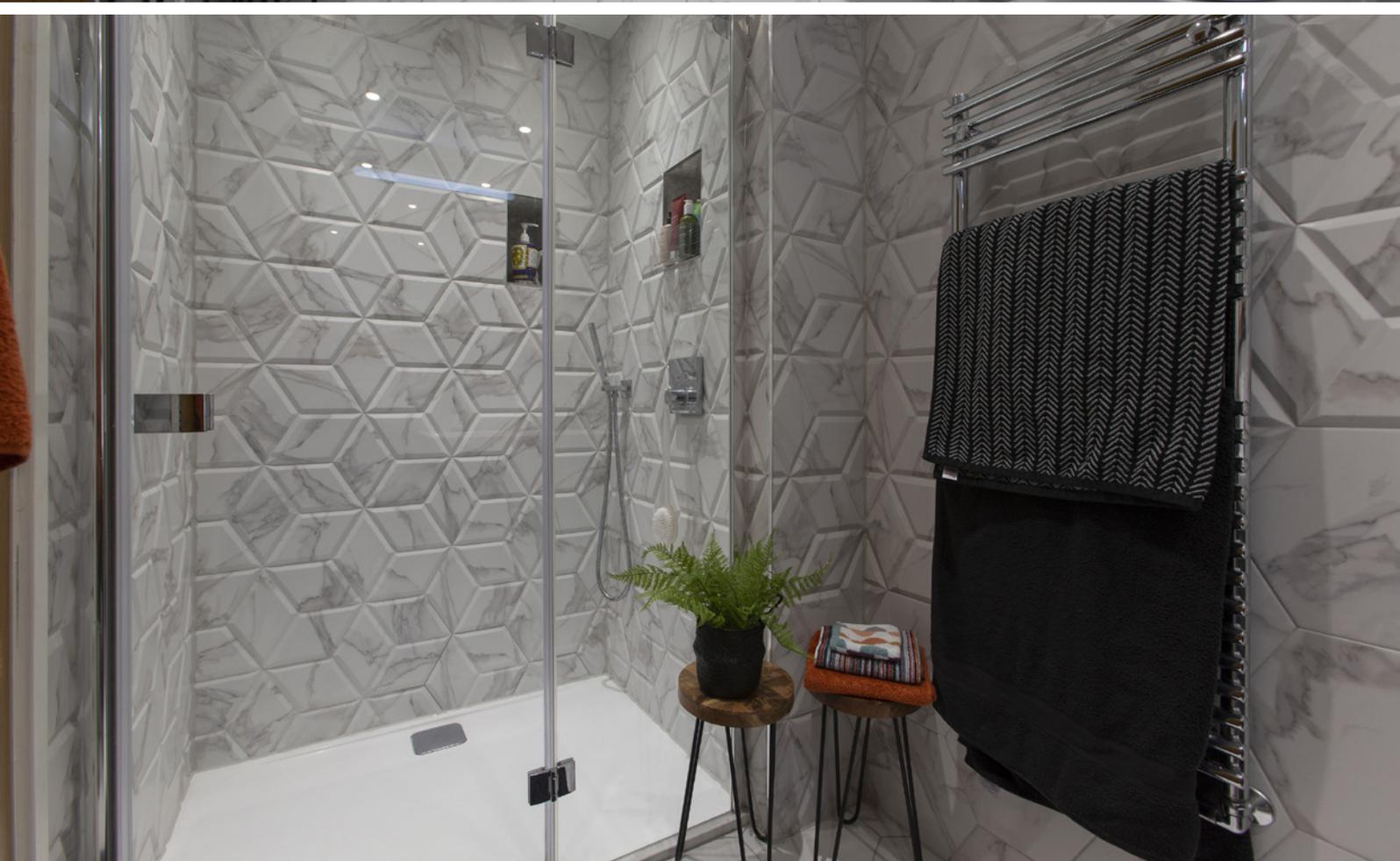


- There are two bathrooms in the property, both of which have been upgraded and are extremely modern in design. The exclusive shower room has a large double shower tray, while the family bathroom is generously proportioned. Both are fully tiled with three-piece suites and heated towel rails.
- The property benefits from two spacious double bedrooms both of which have ample space for free-standing furniture and double beds.

THE BATHROOM



THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



In addition, the property has excellent storage options and benefits from having a large mature, south facing front garden and a rear garden that is flooded with light throughout the day due to being unobstructed. The property has double-glazed windows and gas central heating making for a warm and cost-effective home, year-round. In addition to that the property benefits from free on-street parking.

Properties in this area come on the market very rarely, and early viewing is advised.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

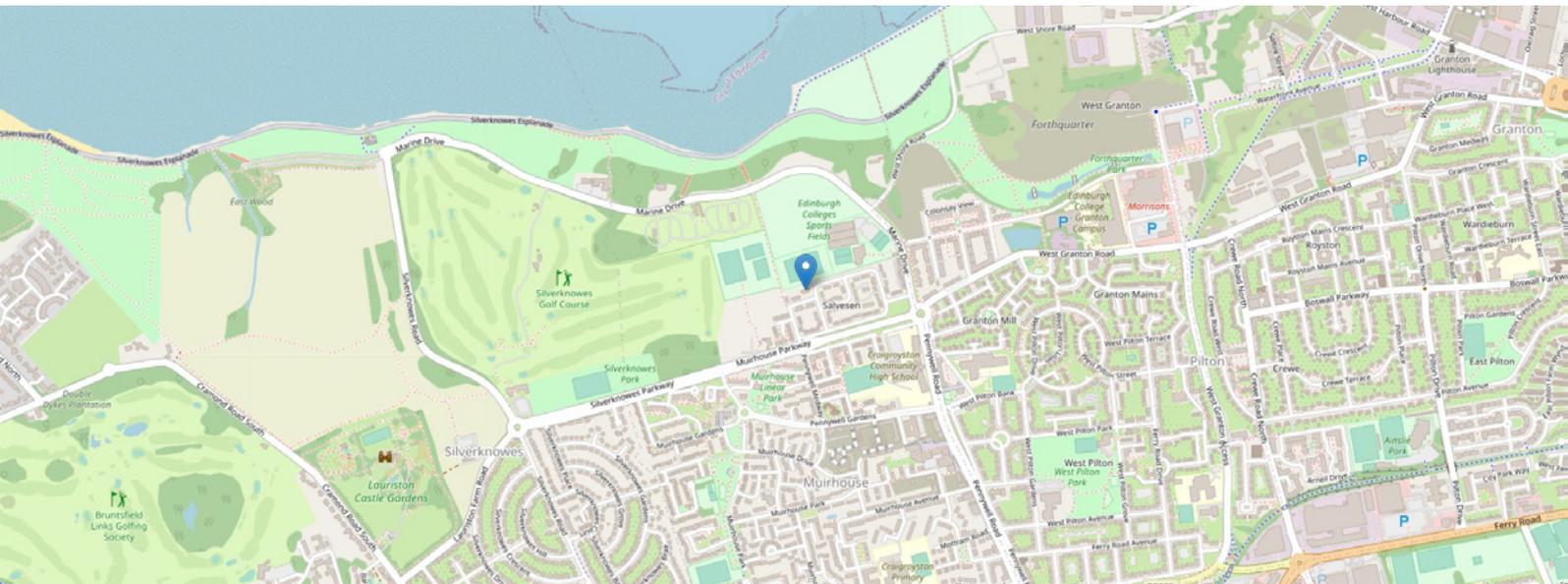


Approximate Dimensions (Taken from the widest point)

Living/Dining Room	9.65m (31'8") x 9.52m (31'3")
Kitchen	4.20m (13'9") x 3.38m (11'1")
Study	3.72m (12'2") x 2.15m (7'1")
Bedroom 1	3.68m (12'1") x 3.55m (11'8")

Bedroom 2	3.47m (11'5") x 3.17m (10'5")
Shower Room	2.97m (9'9") x 1.48m (4'10")
Bathroom	2.39m (7'10") x 1.62m (5'4")

Gross internal floor area (m²): 114m²
EPC Rating: C



THE LOCATION

Silverknowes has some excellent local shopping facilities including a post office and banking facilities. However, should these facilities prove insufficient; it is a simple matter to travel either to Davidson's Mains or to Comely Bank. Both areas are considered to be excellent suburban shopping centres and have a large branch of Tesco and Waitrose respectively. They also provide a full choice of building society, Post Office and banking services, along with an exceptionally broad choice of shopping facilities.





For those who prefer open-air recreational facilities, Silverknowes esplanade and beach are within walking distance of the property. Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/Granton Foreshore and Granton Harbour itself. The development is situated next to Forthquarter Park providing another pleasant destination for a Sunday afternoon walk.

Locally, Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria and bar.

Edinburgh College and Craigmoynton High School are an even shorter walk away and provide numerous community activities, courses and evening classes.



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