





LOCATION

SILVERKNOWES, EDINBURGH, EH4 5PJ

The property is well placed for access to all local amenities within the Silverknowes and Davidson Mains areas. There are excellent local schools within these areas including Davidson Mains Primary School and the Royal High School.

There are also a variety of popular restaurants, supermarkets, leisure and recreational facilities close by. These include some of Edinburgh's golf courses, Silverknowes, Royal Burgess and Turnhouse.

Nearby Silverknowes and Cramond provide lovely walks along the coastline and the beaches of the Firth of Forth.

There are also regular bus services which provide ease of commuting in and around the surrounding areas and to Edinburgh city centre which is a relatively short journey away. Access to the City Bypass is within easy reach which in turn provides access to all major routes in and around the city.

20 SILVERKNOWES GREEN

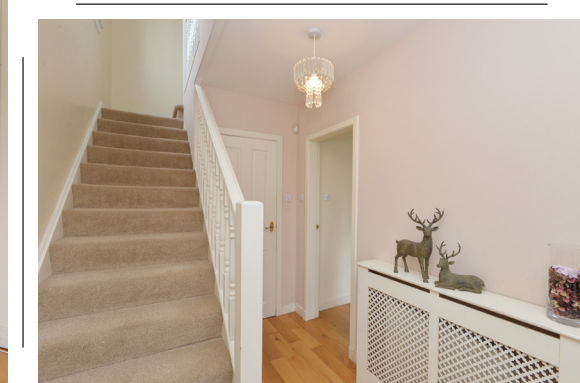
SILVERKNOWES, EDINBURGH, EH4 5PJ

McEwan Fraser Legal are delighted to present to the market this well-presented three bedroom, semi-detached house which is in good decorative order and CHAIN FREE! The property would make an excellent purchase for a multitude of buyers. Viewing of this property is highly recommended.

The property is entered via the hallway with access to all rooms as well as under stair storage cupboard. Access to the large airy living room is found from the hallway that provides a generous living space with plenty of room for furniture and is located at the front of the property. The spacious open plan kitchen diner which is fitted with a good range of floor and wall mounted units providing lots of worktop space, while the integrated appliances are sure to appeal to any aspiring chef. The room also

has ample space for a table and six chairs for more formal dining. Access to the large private garden can be found through a door from the kitchen. The garden is a great size with plenty of privacy and tranquility. There is also a fully lined and insulated hut with electricity which would be perfect a cave or even a Home Office. Upstairs three double bedrooms are all flooded by natural light while allowing space for additional free-standing furniture if required. A three-piece bathroom with shower over the bath completes the accommodation. The loft is fully floored and allows for plenty of storage and further possibility of a conversion.

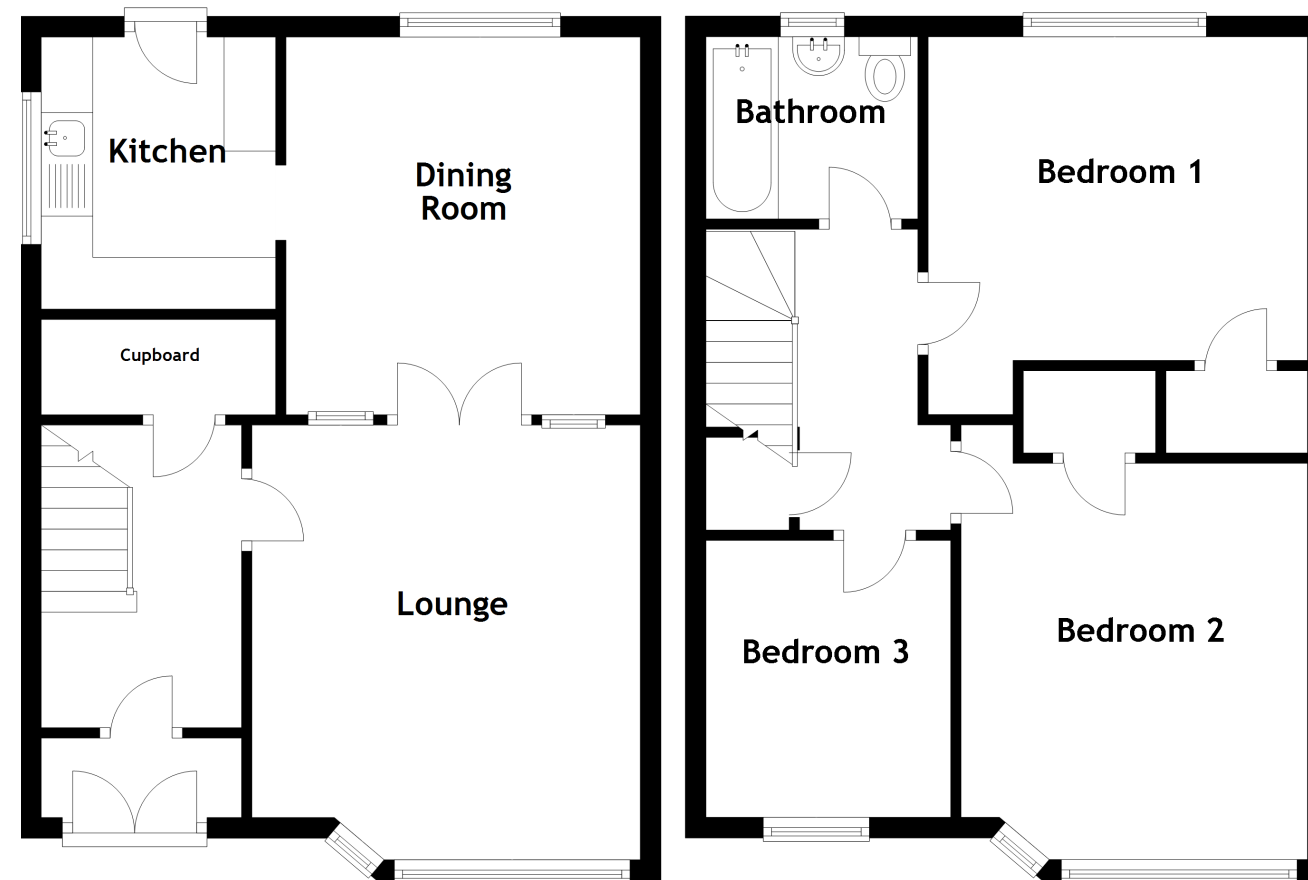
This property also benefits from gas central heating, full double-glazing, front and back gardens with monoblock driveway to the front/ side of the property.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.76m (12'4")
Dining Room	3.65m (12') x 3.43m (11'3")
Kitchen	2.63m (8'8") x 2.27m (7'5")
Bathroom	2.05m (6'9") x 1.76m (5'9")
Bedroom 1	3.67m (12') x 3.65m (12')
Bedroom 2	4.35m (14'3") x 3.22m (10'7")
Bedroom 3	2.86m (9'5") x 2.58m (8'6")

Gross internal floor area (m²): 88m²

EPC Rating: D

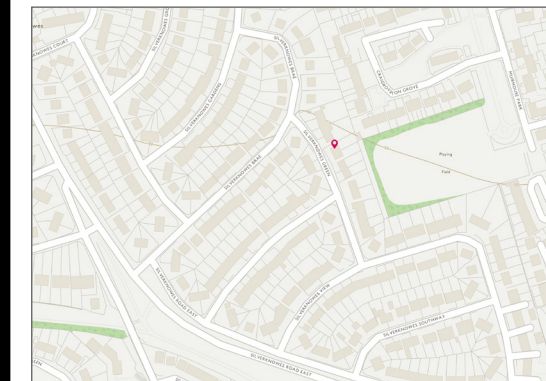
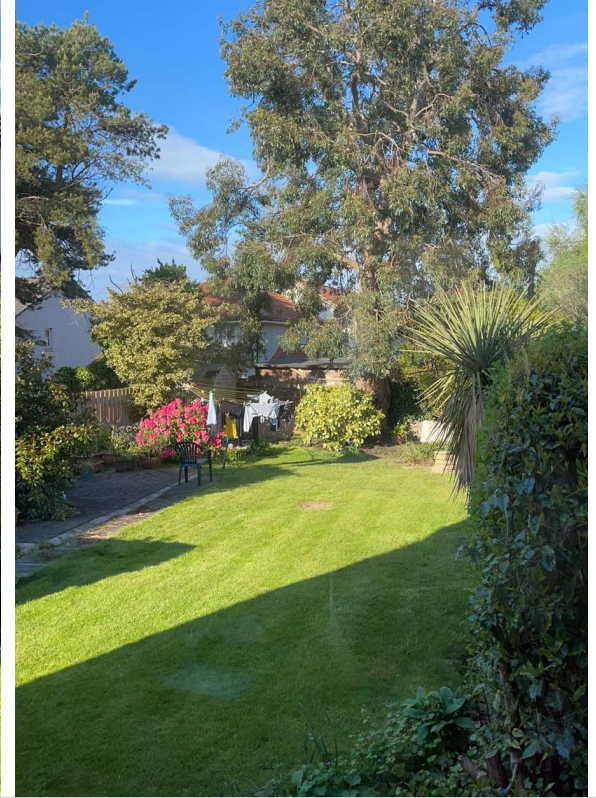


Image credit: <https://www.odinax-survey.co.uk/omaps/>



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**Part
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Available**

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