

38/1 Silverknowes Crescent

EDINBURGH, EH4 5JB



*SPACIOUS THREE BEDROOM
GROUND FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom ground-floor flat in Edinburgh's popular Silverknowes area of the city.

Inside, the property comprises of a spacious living area which is flooded with natural light and offers various possibilities for furniture arrangements. There is a fully equipped kitchen which is modern and generously proportioned with hob, fan oven and white goods.

The flat has three generous double bedrooms which are spacious and have been fitted with brand-new carpets. The property also benefits from one main spacious bathroom which is modern and neutral.

In addition, the property benefits from gas central heating, modern double glazing and further benefits from off-street parking, private front and rear garden with direct access from the flat into the garden.





The Kitchen





Bedroom 1





Bedroom 2



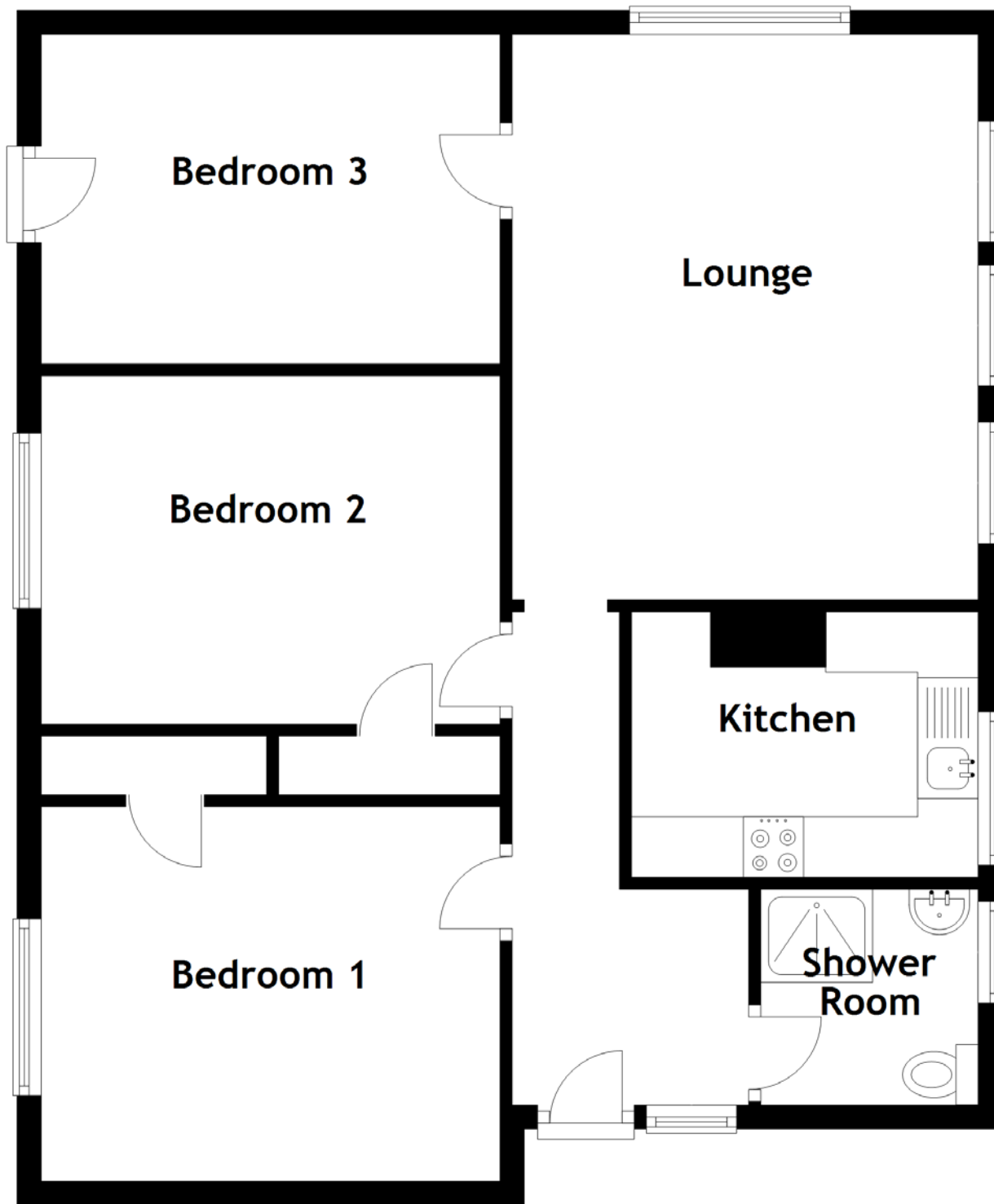


Bedroom 3









Approximate Dimensions

(Taken from the widest point)

Lounge	4.68m (15'4") x 3.86m (12'8")	Shower Room	1.80m (5'11") x 1.79m (5'10")
Kitchen	2.87m (9'5") x 2.20m (7'2")		
Bedroom 1	3.80m (12'6") x 3.10m (10'2")	Gross internal floor area (m ²): 71m ²	
Bedroom 2	3.80m (12'6") x 2.88m (9'6")	EPC Rating: C	
Bedroom 3	3.80m (12'6") x 2.73m (8'11")		





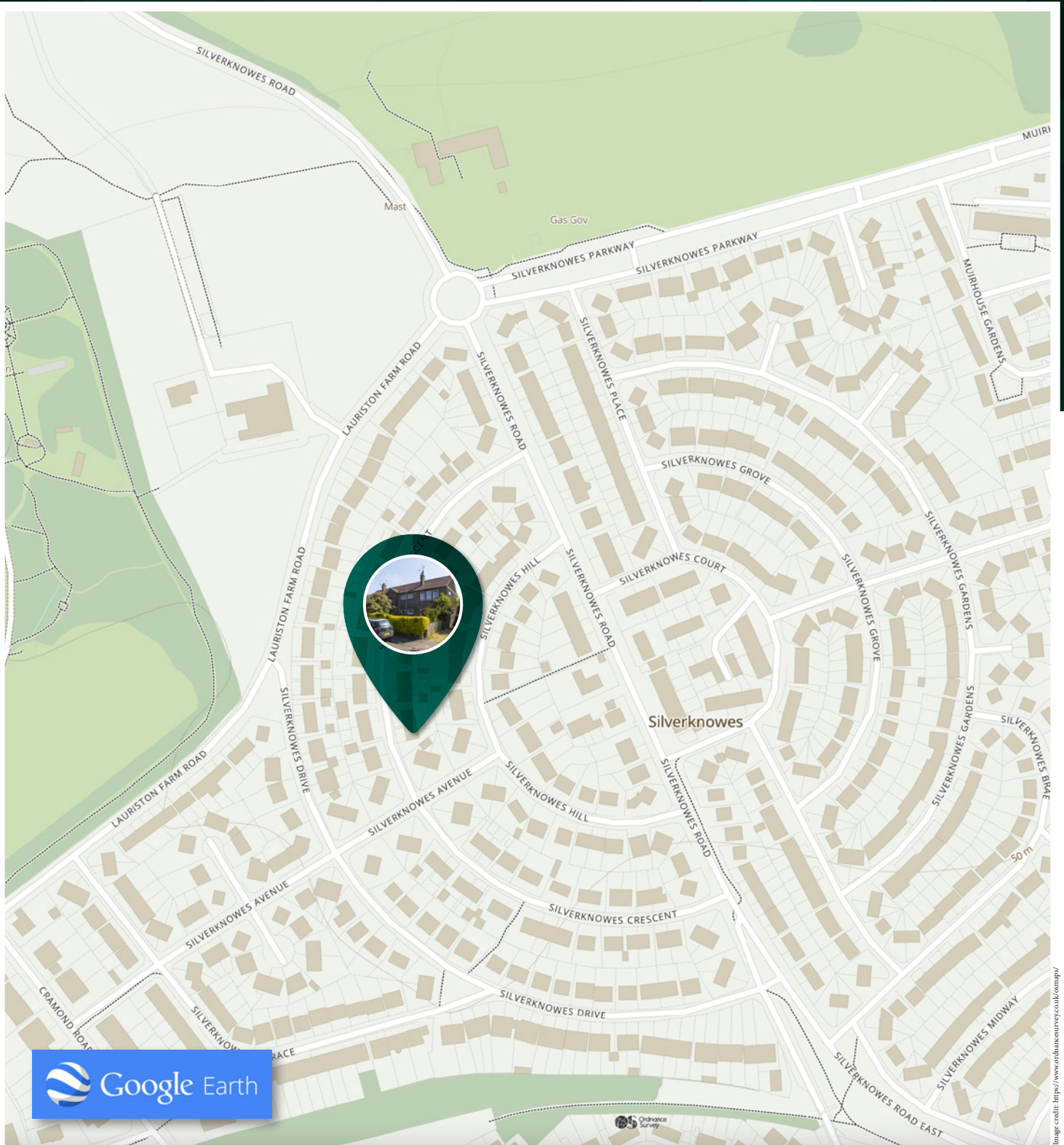
LAURISTON CASTLE

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.

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

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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