

SILVERKNOWES

31 A Silverknowes Road EH4 5LL

OFFERS OVER £195,000

Quietly situated end terraced house in small development quietly located off Silverknowes Road lying in the Royal High catchment area. Local shops are close at hand as are public transport links providing ready access to the City Centre. The accommodation, more particularly described overleaf, comprises: - Entrance hall with cloakroom/WC off, living room, garden room, fully fitted kitchen, three bedrooms and bathroom with shower. Attic. The property benefits from full gas fired central heating and double glazing (triple glazing to garden room). Patio and enclosed rear garden. Attached garage.

VIEWING: Sunday 2.00pm - 4.00pm
or telephone 0131 467 6164 or 07816 914 642



Entrance hall (9'4" x 3'11")

Accessed by UPVC door with glazed panel. Central ceiling light. Coving. Central heating radiator. Double power point. Laminate floor.

Cloakroom/WC

Two piece white suite. Central heating radiator. Tiled to dado level. Frosted window to rear. Ceiling light. Coving. Laminate floor.

Living room (16'5" x 15'4") at longest and widest



Good sized living room with window and double doors to garden room area. Under stair cupboard providing generous storage. Central ceiling light. Telewest telephone point and BT point. Three double power points. Television aerial point and cable point. Ceiling coving. Central heating radiator. Laminate floor.

Garden room (15'5" x 9'6")



Accessed from living room with triple glazed windows and french doors leading to steps down to a patio area in the rear garden. Double power point. Wall light. Laminate wood floor.

Kitchen (8' x 7'8")

Fully fitted kitchen with ample base and wall units. Two double and one single power points at upper level plus dedicated points. Gas hob and electric oven. Plumbed for automatic washing machine and dishwasher. Stainless sink and drainer with monoblock tap. Tiled splash backs. Laminate wood floor.

Stair leads to -

Upper landing

Ceiling light. Hatch leading to attic providing further storage. Deep shelved cupboard.

Bedroom 1 (12'3" x 8'7")

Window with open aspect to rear. Mirrored wardrobe. Central heating radiator. Two double power points. Fitted carpet.

Bedroom 2 (9'2" x 8'6")

Window front giving pleasant open aspect. Central ceiling light. Central heating radiator. Double power point. Fitted carpet.

Bedroom 3 (9' x 7')

Further bedroom with window to rear. Double power point. Central heating radiator. Fitted carpet.

Bathroom (6'10" x 6'1")

Frosted window to front. Three piece cream coloured suite with shower head connection over bath. Tiles around shower area. Glazed screen. Central heating radiator. Tiled to dado level. Fitted carpet.

Externally

Single garage attached to the side of the property. Visitors parking to front. Patio area to the rear and further grassed area screened by trees. External security light.

Extras

All carpets and fitted floor coverings.

Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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