



CLANCYS

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7e Silverknowes Neuk

Edinburgh, EH4 5QA



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EPC

C



FREEHOLD

“A well-presented, beautifully light and airy second floor flat forming part of an established residential development.”

Description

Clancy's Solicitors & Estate Agents are delighted to bring to the market this well presented, beautifully light and airy second floor flat forming part of an established residential development. Located in the popular Silverknowes area, northwest of Edinburgh city centre. The property is offered to market in excellent order throughout and briefly comprises a welcoming entrance hall, a beautifully light and airy lounge, a modern fitted kitchen, two double bedrooms, both providing tranquil retreats and a contemporary bathroom with glass screen and mains shower over the bath. The property further benefits from gas central heating, double glazing, good storage facilities, a well maintained shared rear garden and unrestricted residents parking. Viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation that is on offer.

Location

Silverknowes is a well-established residential area located to the north-west of Edinburgh city centre. The neighbourhood offers a range of local amenities, including shops on Silverknowes Road, and further conveniences such as a Tesco Metro, Boots, banks, and a post office in the nearby village of Davidson's Mains. For a wider selection of retail options, Craigleith Retail Park is just a short distance away, featuring high-street stores like Sainsbury's, Marks & Spencer, and Homebase. Nature lovers will appreciate the nearby Cramond shore and Corstorphine Hill, perfect for scenic walks and outdoor activities. The area also boasts a variety of highly regarded private and state schools for all ages. Excellent transport links are available, with easy access to the A90 leading north towards the Forth Road Bridge and the city bypass approximately four miles away, ensuring a convenient commute to Edinburgh and beyond.

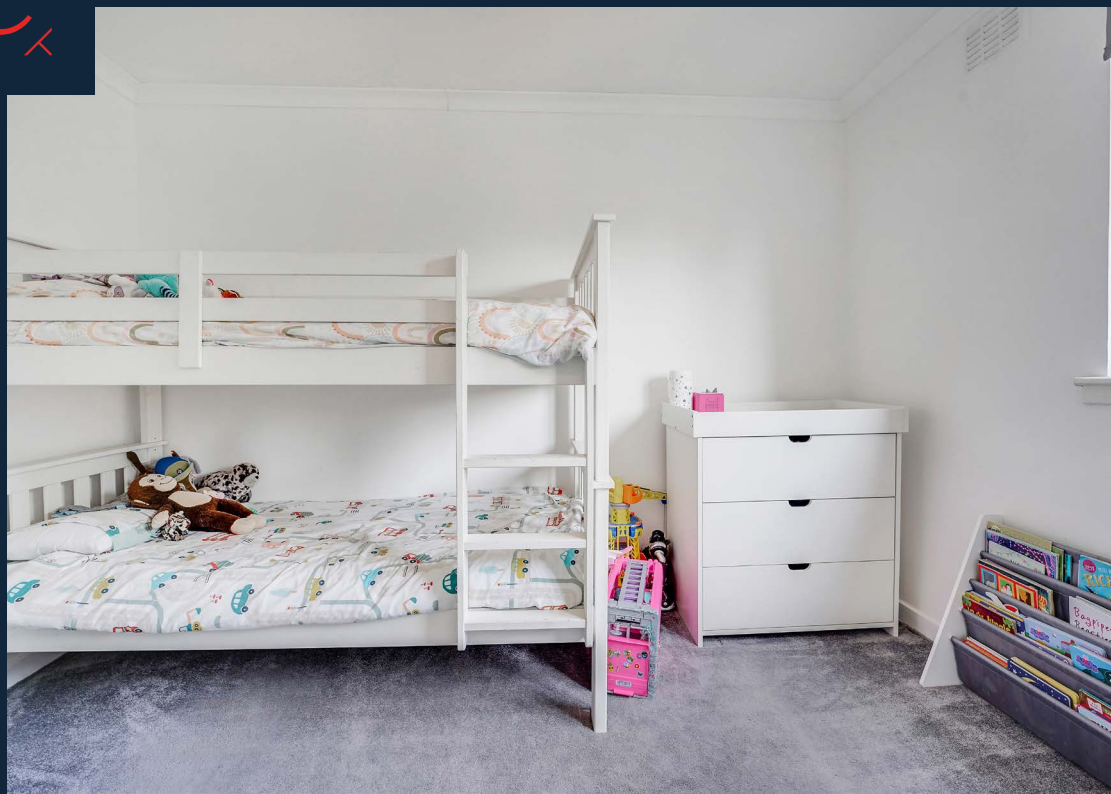
Extras

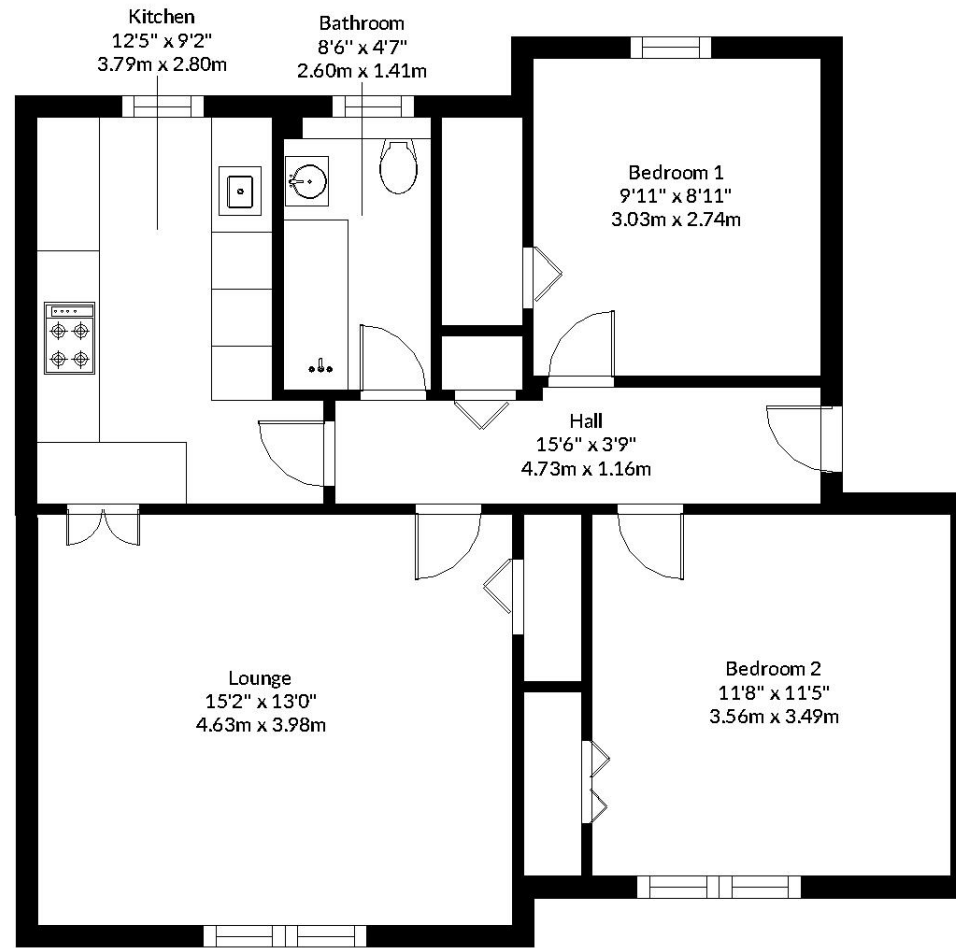
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Lounge
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Well maintained communal garden
- Resident parking
- EPC rating - C
- Council Tax Band – C
- Tenure - Freehold







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025

