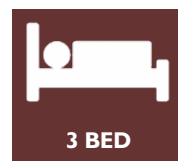




**FOR SALE**

**104 Silverknowes Road**  
EDINBURGH, EH4 5LD



3 BED



COUNCIL TAX



EPC - C

This is a well-proportioned extended, three-bedroom, semi-detached villa located in a popular residential area made up of properties similar in style and character. This property provides ideal family accommodation.

*All price and viewing details are available on our website [www.acepm.co.uk](http://www.acepm.co.uk)*



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## AREA

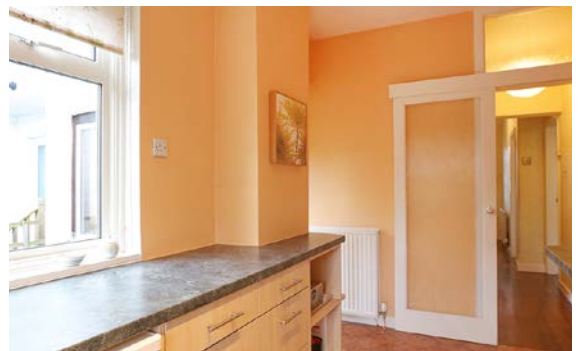
Silverknowes is a popular residential suburb approximately four miles northwest of the city centre.

All the main city facilities are easily accessible, with close by Davidsons Mains well-served with a variety of local outlets, a branch of Tesco Metro and several popular pubs/eateries. Supermarkets can be found on Ferry Road, Comely Bank and Craigeleith Retail Park. Nearby Stockbridge also provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants and bars.

There are highly regarded schools in the vicinity in both the state and private sectors, including The Royal High, Fettes College, Stewart's Melville College, The Edinburgh Academy, St George's, Mary Erskine's, and Davidsons Mains Primary School.

Leisure opportunities nearby include walks along Cramond Shore, and the Water of Leith, through Inverleith Park or up Corstorphine Hill. There are numerous golf courses in the vicinity as well as both tennis and bowling clubs.

For the commuter, regular bus services take you to the City Centre and surrounding areas. For those traveling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Queensferry Crossing, whilst Waverley railway station is also nearby.





## DESCRIPTION

This is a well-proportioned extended, three-bedroom, semi-detached villa located in a popular residential area made up of properties similar in style and character. This property provides ideal family accommodation.

The accommodation comprises:

### Ground floor:

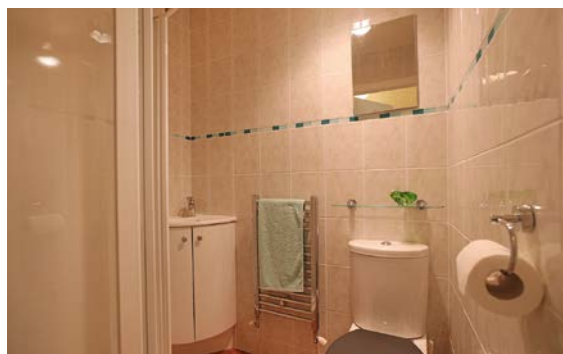
Entrance hall; living room with bay window; sitting/dining room; kitchen with wall and base units and adequate work-top; utility room and modern shower-room.

### First floor:

Landing; master double bedroom with fitted wardrobe; double bedroom; single bedroom and family bathroom with a modern three-piece suite.

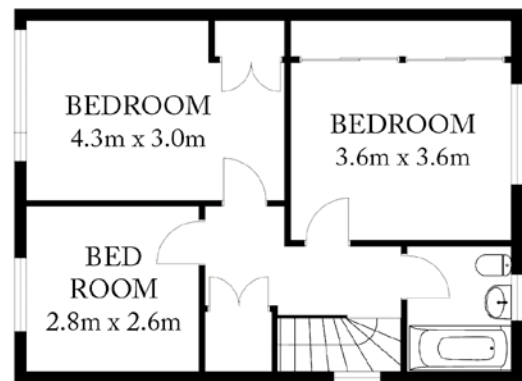
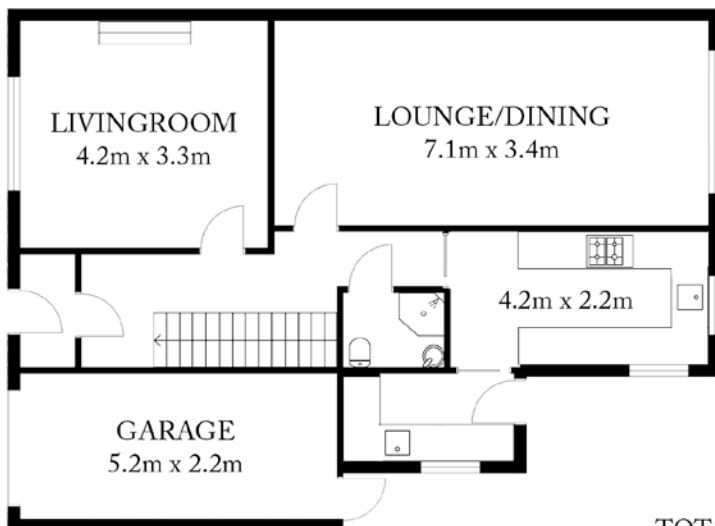
There is garden to the front, and rear of the property with a driveway, providing off-street parking and leading to a single attached garage.

Features include gas central heating, double glazing, garden, garage and driveway.





104 SILVERKNOWES ROAD, EDINBURGH



TOTAL APPROX FLOOR AREA 121.8 SQ METERS  
MARKETING PHOTOGRAPHY

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing  
call **0131 229 4400** or email **sales@acepm.co.uk**