



## 10b Silverknowes Neuk, Edinburgh, EH4 5QA

Light & Beautifully-Presented, Two-Bedroom, Corner-Aspect, Ground Floor Flat

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# Property Description

Light and beautifully presented, two bedroom, corner aspect, ground floor flat, forming part of an established residential development. Located in the popular Silverknowes area, northwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and family bathroom.

Tastefully finished with bright modern decor throughout, features include a modern fitted kitchen with appliances, quality oak wood flooring, and well-proportioned room sizes. In addition, there is electric heating, double glazing, and good storage including storage for both bedrooms.

Externally, residents can enjoy a peaceful shared garden to the rear and front, while ample residential parking is available to the front.

Within a well-connected location, this home is perfect for first-time buyers, professionals, or those looking to downsize.

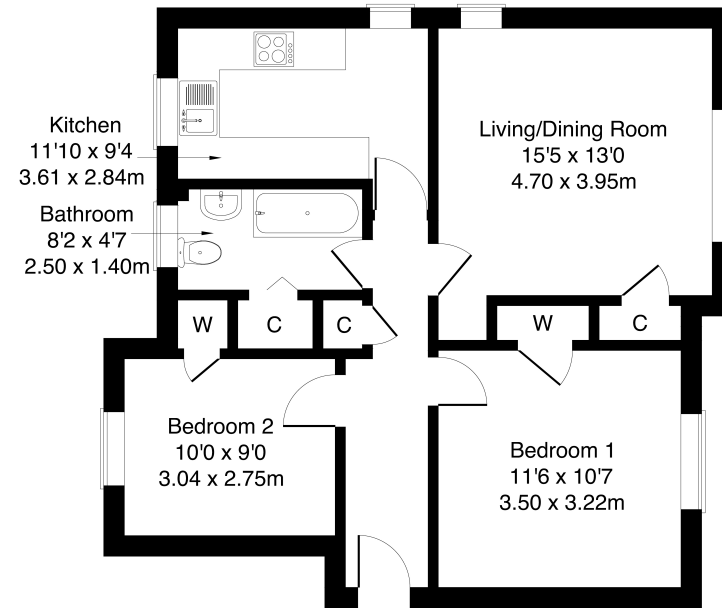
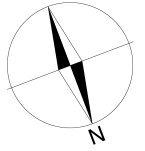
A welcoming entrance hallway features a built-in store cupboard and stylish oak wood flooring, which continues into the bright living/dining room. This spacious dual-aspect public room provides ample space for both lounge and dining furniture, enhanced by a central pendant light fitting and a convenient passthrough to the kitchen. The stylish, well-appointed kitchen enjoys garden views and features modern fitted units, stone-effect worktops, a matching splashback surround, and a stainless steel sink with a drainer. Appliances include a fridge, washing machine, and an integrated electric oven and hob.

Two well-proportioned double bedrooms are set to opposite aspects, both benefiting from built-in wardrobes, carpeted flooring, and pendant light fittings. A fully tiled family bathroom completes the accommodation, featuring a three-piece suite with a mains shower over the bath, recessed spotlights, and a shaver point.



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Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description





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, Craigmyle 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.





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