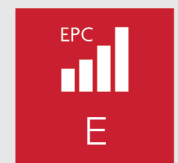
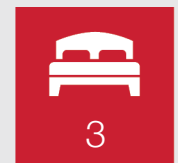
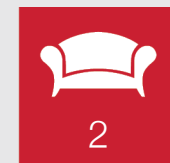




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## 6 Lauriston Farm Road

Silverknowes, Edinburgh,  
EH4 5EY





## Summary

Situated on an established street in Silverknowes, adjacent to the green space of Lauriston Castle and Community Farm, this traditional three-bedroom semi-detached house is sure to appeal to a wealth of buyers. It would now benefit from a degree of modernisation and offers an exciting blank canvas for the new owner to style to their own tastes. As well as being adjacent to green space, the house benefits from close proximity to amenities including shops, schools, and transport links.

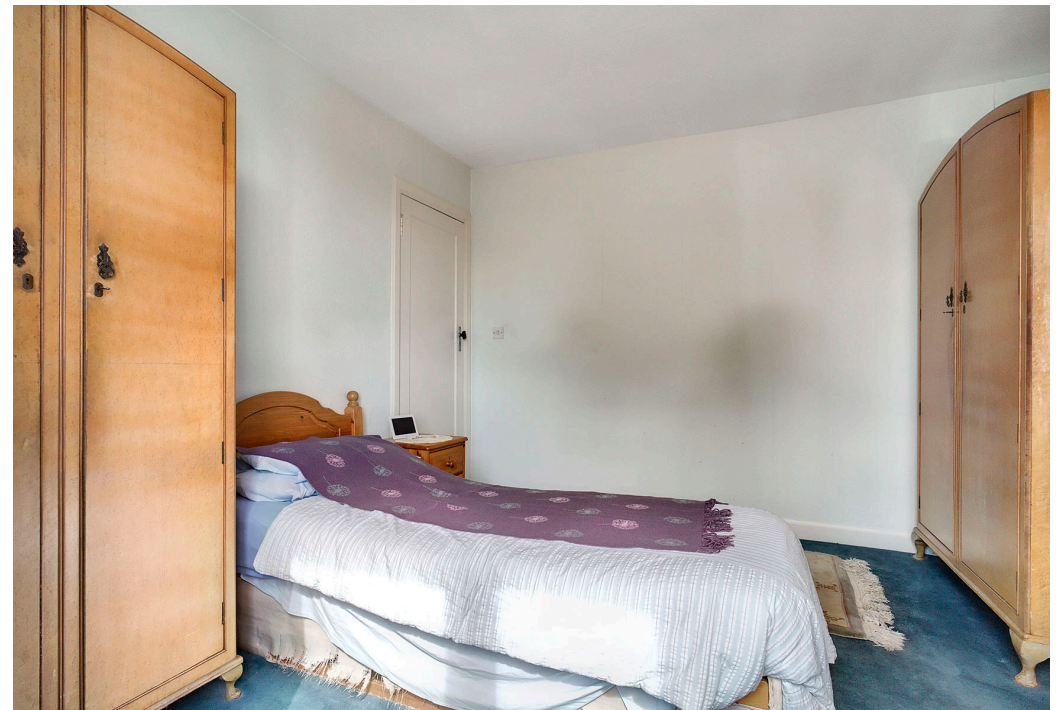
Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.

## Features

- Traditional semi-detached house in Silverknowes
- Excellent opportunity for modernisation
- Entrance vestibule and hall with storage
- Living room with leafy views
- Bright kitchen with garden access
- Spacious, garden-facing dining room
- Three well-proportioned bedrooms
- Three-piece shower room
- Beautifully maintained front and rear gardens
- Private gated driveway
- Electric heating and double glazing



“The home offers an exciting blank canvas for the new owner to modernise and put their own stamp on.”







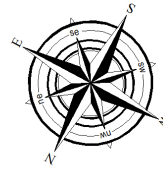
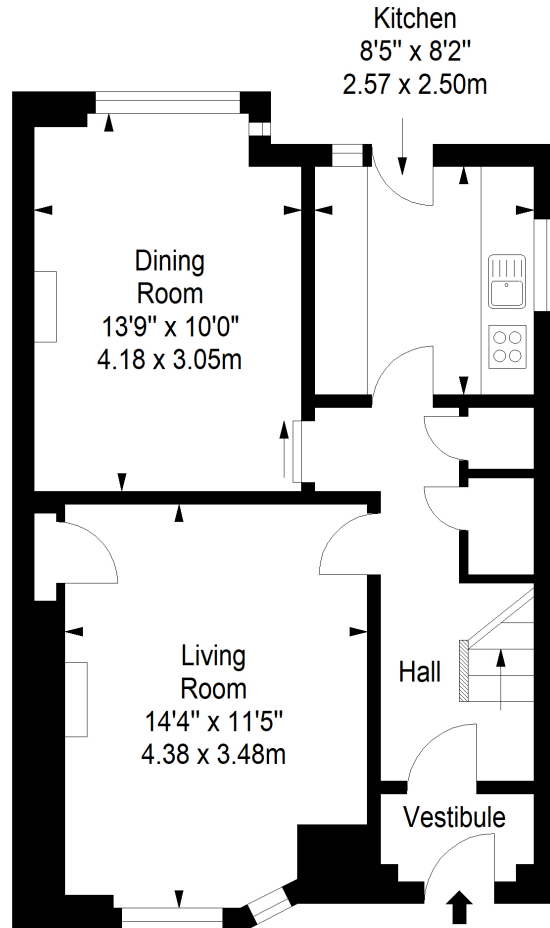
“The three-bedroom house is accompanied by beautifully maintained front and rear gardens and a private driveway.”



# Floorplan

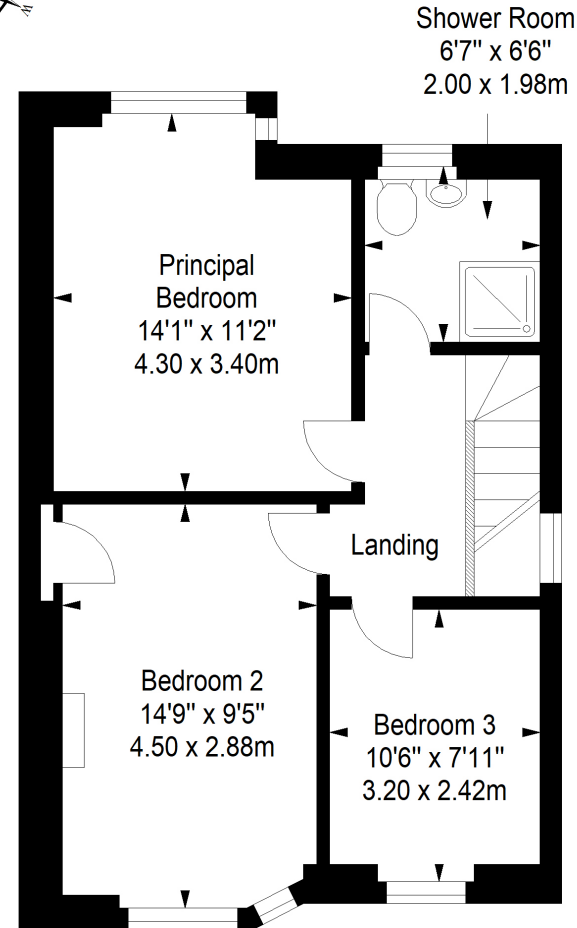
## Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



## First Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)



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