

6 Silverknowes Gardens, Silverknowes, Edinburgh, EH4 5NB



Description

A rare opportunity has arisen to acquire a most impressive extended semi-detached family home in Edinburgh's popular residential area of Silverknowes. In beautiful condition, this lovely property is set within well maintained garden grounds incorporating a driveway and a single garage to the front. This superb home provides optimum comfort, close to well-regarded schooling, amenities, golf courses, and green spaces, and it is a natural choice for a growing family.

- Hallway
- Living room with gas fire
- Superbly appointed open plan kitchen/dining room falling naturally into two defined areas with access to the rear garden via French doors
- Study/office
- Two double bedrooms
- Bathroom consisting of a three-piece white suite having a shower over the bath
- Upper landing leading to
- Spacious dual-facing bedroom with deep built-in eaves storage areas
- Bedroom 4 cleverly utilised as a large dressing room with extensive fitted storage
- Shower room
- Gas central heating and double glazing
- Enclosed sunny south-facing rear garden featuring lawn and a timber sun deck, ideal for outside entertaining and relaxation

Extras

The fitted floor coverings, most light fittings, integrated oven, microwave, hob, washer/dryer, dishwasher, American fridge/freezer, all blinds and garden patio furniture are included.

EPC Rating: C

Price and Viewing

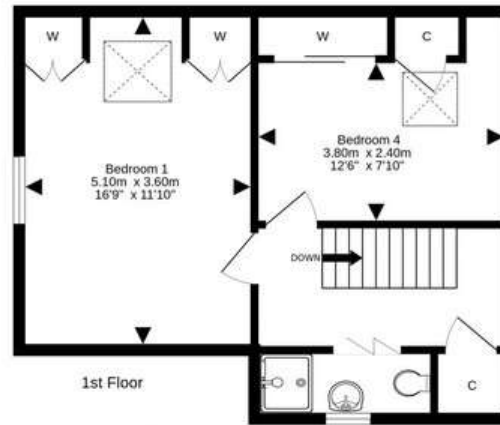
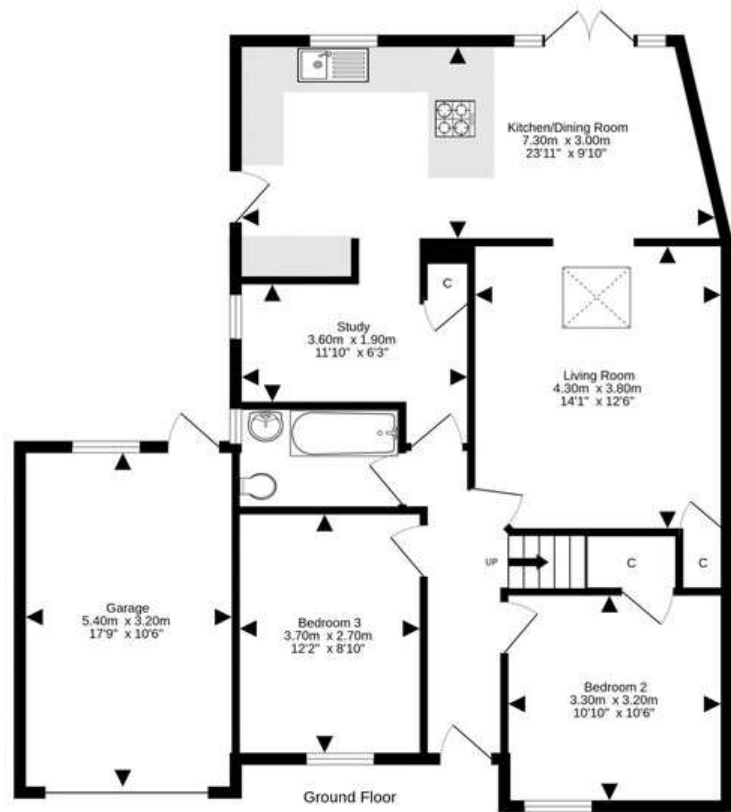
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Silverknowes is a popular area northwest of Edinburgh's City Centre. Enjoying excellent leisure and recreational opportunities with the picturesque Lauriston Castle, Silverknowes Beach, and Cramond foreshore nearby offering panoramic Firth of Forth views and peaceful walks. Silverknowes Golf Course, The Royal Burgess Golf Course, and Barnton Park Lawn Tennis Club all offer further superb opportunities for outdoor recreation. Drumbrae Leisure Centre minutes from the property has a swimming pool, gym, and fitness classes, and there are further impressive facilities at David Lloyd Health Club in Corstorphine. When it comes to dining there is a variety of restaurants and bars on offer in nearby Corstorphine. There are a good variety of amenities to meet daily shopping needs in the village like neighbourhood of Davidson's Mains. Larger shopping requirements are met at Tesco only a few minutes from the property, as well as Waitrose at Comely Bank and Craighleith Retail Park which houses a Sainsbury's and a Marks and Spencer. Well-regarded schooling includes Davidson's Mains Primary School and The Royal High Secondary School, and it is close to Fettes College, St George's School, and The Stewart's Melville Erskine Schools. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport are all easily accessible.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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