

74 Silverknowes View, Silverknowes, Edinburgh, EH4 5PS



Description

Well appointed extended semi-detached family home in Edinburgh's popular residential area of Silverknowes. In beautiful condition throughout, this lovely property boasts a sunny enclosed rear garden, driveway and integral garage. 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 professional couple or family.

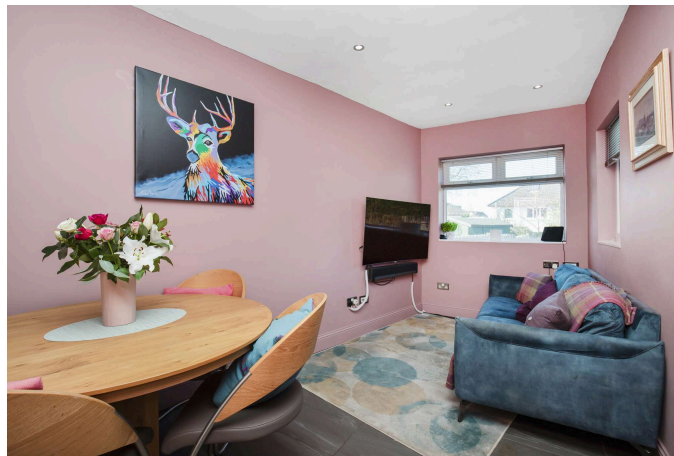
- Entrance porch
- Hallway with engineered oak flooring
- Spacious living room with handsome fireplace
- Wonderful open plan kitchen/dining room falling naturally into two defined areas featuring a well equipped, ultra-sleek kitchen with Quooker hot tap
- Family/snug room
- Master bedroom with built-in wardrobes and en-suite shower room
- Two further double bedrooms
- Principal shower room consisting of a stylish three piece white suite
- Large floored and lined attic space with extensive storage
- Gas central heating, double glazing & solar panels
- Enclosed rear garden mainly laid to lawn with timber sun deck offering an ideal space for relaxing and entertaining
- Driveway and garage with power and light

Extras

The blinds, integrated twin ovens, microwave, dishwasher and wine cooler are included. Additional items may be available by separate negotiation.

Price and Viewing

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

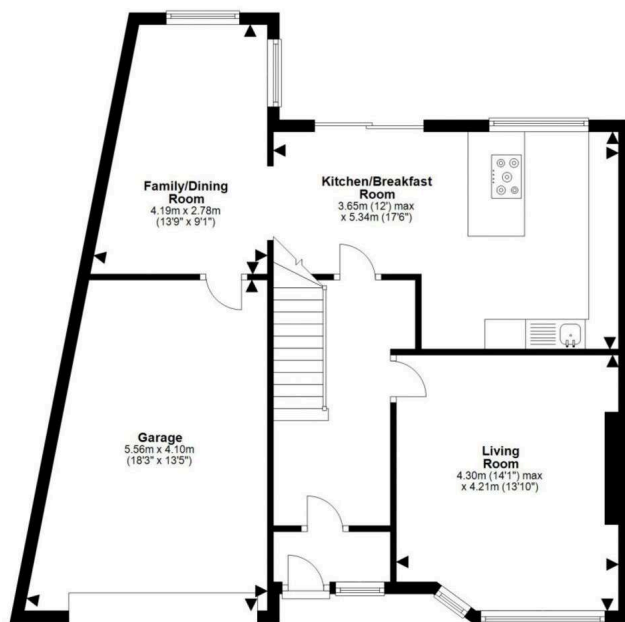


Location

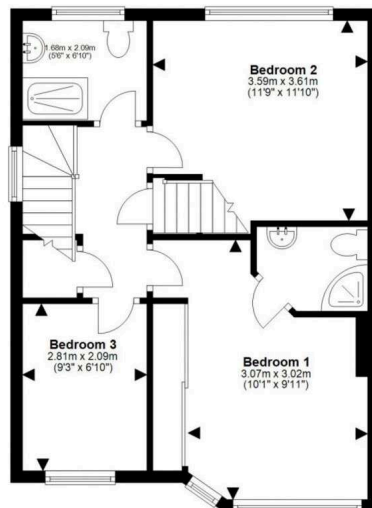
Silverknowes is a popular area northwest of Edinburgh's City Centre. Enjoying excellent leisure and recreational opportunities with the picturesque Lauriston Castle, Silverknowes Beach, and Cramond foreshore nearby offering panoramic Firth of Forth views and peaceful walks. Silverknowes Golf Course, 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 the Village Spa and Gym at Crewe Toll. 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 direct to Leith, and the M8, The Queensferry Crossing, and Edinburgh International Airport are all easily accessible.

EPC Rating: B

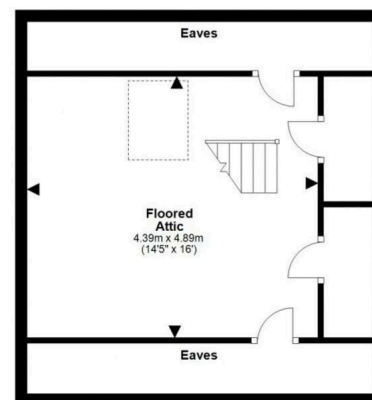




Ground Floor

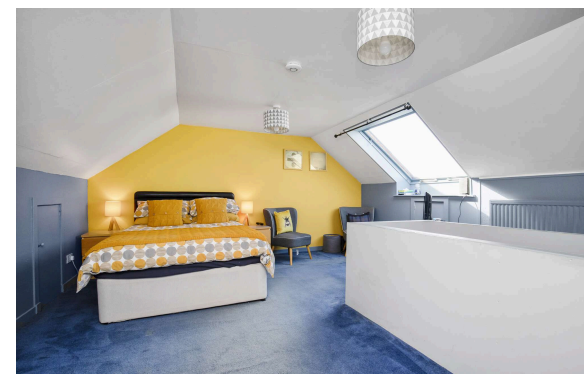
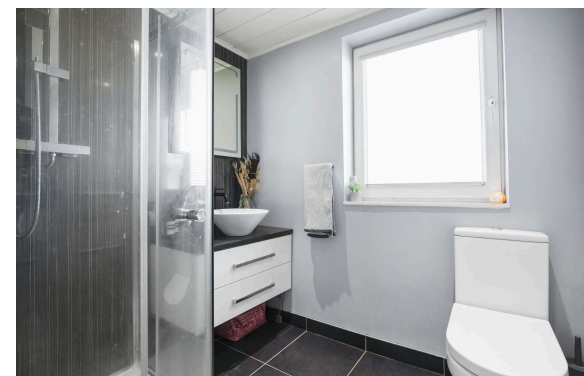


First Floor



Second Floor

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



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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