



boyd property

35 Silverknowes View
EDINBURGH | EH4 5PT

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Description

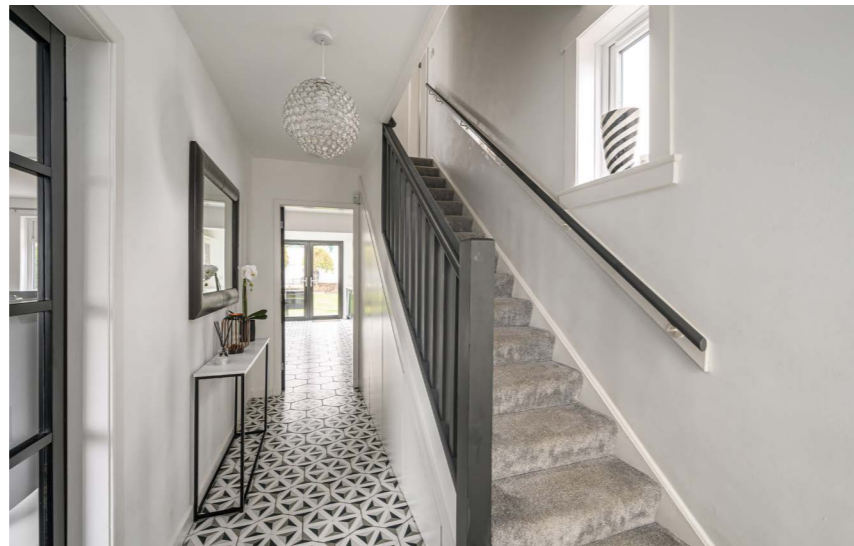
Boyd Property are delighted to present to the market this immaculate, beautifully presented light and spacious extended semi-detached family home. The property has been finished to an exacting high standard and is offered to the market in move-in condition. The accommodation briefly comprises a welcoming entrance hallway, the stunning open-plan living area is flooded with natural light from the window and French doors, which provide wonderful views over the rear garden. The creative architectural design subtly zones the vast space into dedicated living areas: which include a comfortable lounge for relaxing, the dining area provides a good space for eating and entertaining, and the sleek kitchen is fitted with an abundance of contemporary base and wall mounted units and is complimented with a beautiful worktop. A door from the kitchen gives access to the inner hall which provides access to bedroom 4, the family room and a useful downstairs shower room. A carpeted staircase leads to the first-floor landing which gives access to three further bedrooms and the modern family bathroom with shower over the bath. The property further benefits from gas central heating, double glazing, good storage facilities, well-manicured private front and rear gardens, a driveway and garage. This property truly showcases the perfect example of modern, functional, open-plan family living and viewing is highly recommended to fully appreciate the size, standard and quality of property on offer.

Location

The property is situated in the popular residential area of Silverknowes, which lies approximately four miles to the north west of Edinburgh City Centre. There are amenities to meet day to day needs in nearby Davidson's Mains, which has a variety of local shops and a Tesco Metro. More extensive shopping facilities can be found at Craighleith Retail Park, which is only a short drive away and houses a good selection of high street stores, including a large Sainsburys superstore and a Marks and Spencer's, including a Food Hall and café. The City Centre is easily accessible by way of regular public transport services and the City Bypass is within proximity, providing access to central Scotland's main motorway network. There are several leisure and recreational opportunities in the surrounding area including picturesque walks at Cramond Foreshore and Corstorphine Hill. The property is also in close proximity to Cramond promenade, Lauriston castle and the scenic Silverknowes and Cramond cycle & walking trail. Excellent reputable schooling can be found from nursery to secondary levels including Davidsons Mains Primary School and Royal High School.

Extras

All fitted floor coverings and integrated kitchen appliances.



Features

- Entrance hallway
- Open plan Lounge/Kitchen/Dining room
- Family room
- Upper landing
- 4 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Good storage facilities
- Private gardens to front & rear
- Driveway
- Garage



“ A beautifully presented light and spacious extended semi-detached family home, finished to an exacting high standard. ”

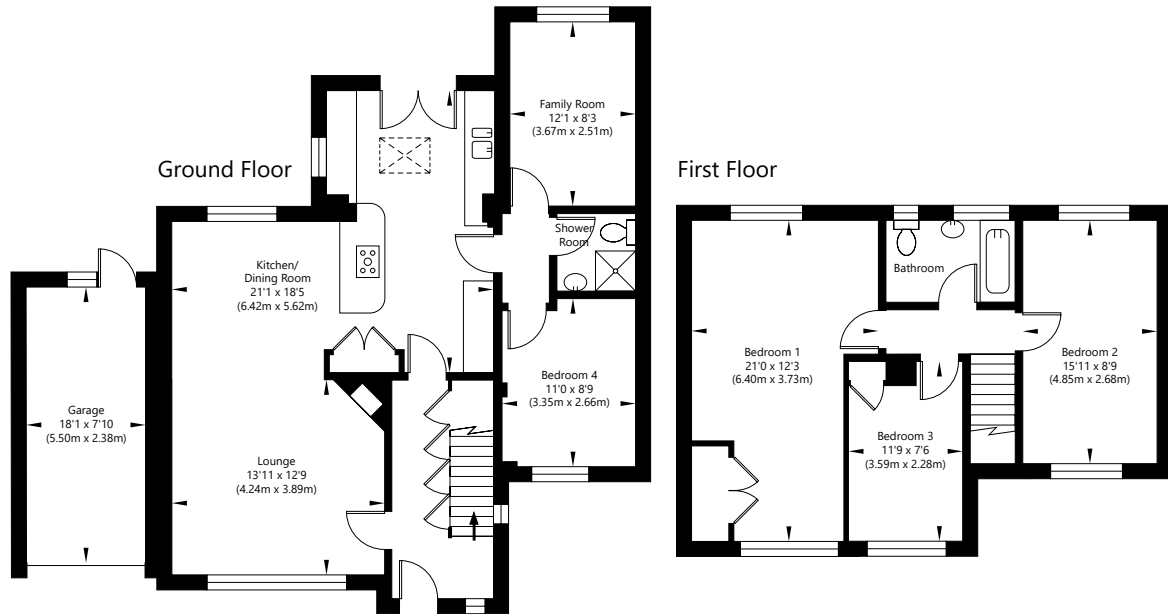


For price and viewing information please scan the QR code.

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Approx. Gross Internal Floor Area 133.04 Sq M / 1432 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
 All measurements are approximate. Not to scale. For identification only.
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