



Solicitors & Estate Agents



Offers Over

£360,000

20 Silverknowes Terrace

Davidson's Mains | Edinburgh | EH4 5HL

This bright and well-proportioned semi-detached house enjoys a sunny and sheltered southwest facing garden and offers superb family accommodation in a highly sought after location, close to excellent schools, amenities and transport links.

-  3 Bedrooms
-  2 Reception Rooms
-  1 Shower Room
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The house would now benefit from a degree of modernisation and upgrading but has been a much loved family home for nearly 60 years and provides the perfect opportunity for new owners to put their own stamp on the accommodation, with ample options to remodel or extend the home, subject to the usual permissions. An entrance porch leads to the front door which opens to a welcoming hallway with useful built-in storage under the stairs. A bay windowed reception room to the front features a gas living flame fire and shelved open press. To the rear, a generous second reception room has patio doors opening to the garden. The galley style kitchen has a window to the side and door to the rear garden and an external store outside the back door houses the combi boiler and offers useful additional storage space. Stairs from the hallway with a feature corner window lead to the upper landing where a hatch and Ramsay ladder give access to the part-floored loft space, which may offer scope for conversion subject to the usual planning and consents. The principal bedroom has a bay window to the front and extensive built-in wardrobes and storage. There is a large second double bedroom with triple windows to the rear overlooking the garden and a third single bedroom with corner window to the front and built-in wardrobes. A wet-room style shower room with window to the rear completes the internal accommodation. Benefits include gas central heating and full double glazing.



Extras

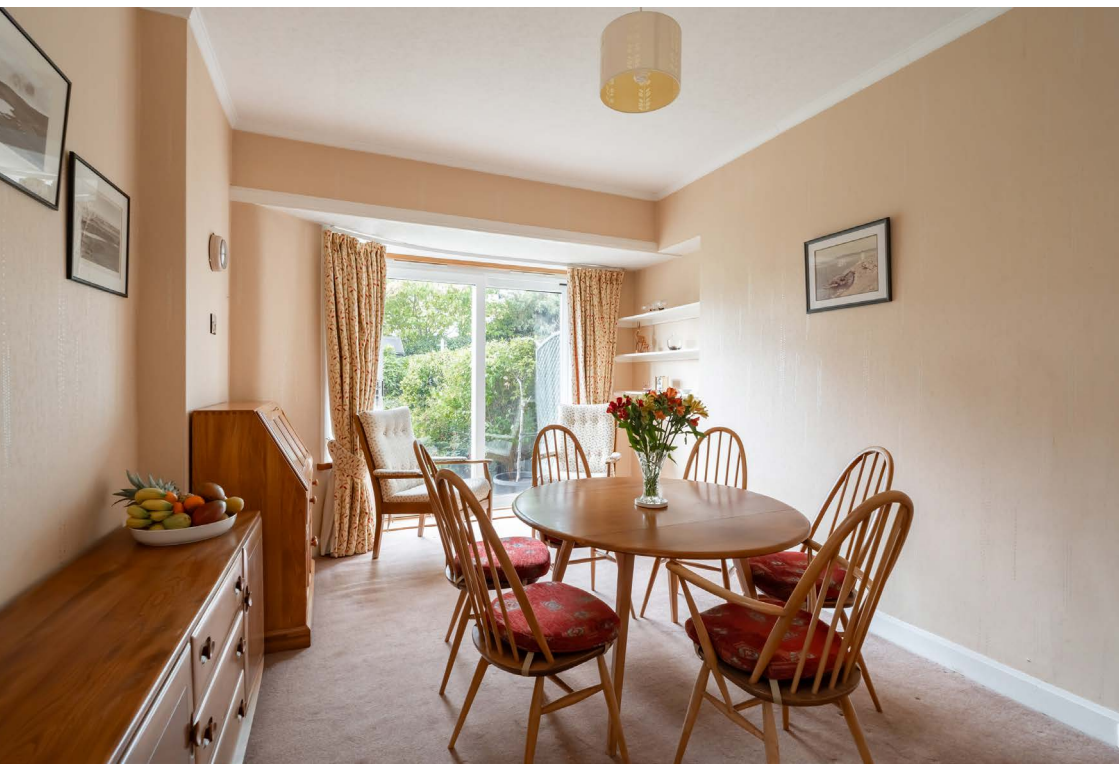
All fitted floor coverings, light fittings, curtains and curtain poles will be included in the sale together with the cooker, washing machine and fridge freezer.

Gardens, Garage & Driveway

A particular feature of this home is the sheltered southwest facing garden to the rear which has been thoughtfully planted and well-maintained to provide year-round colour and interest. There is a neat lawn area and paved patio which provides the ideal spot for al fresco dining or relaxing outdoors during the warmer months. There is an outside tap and door giving access to the garage. A timber tool shed is included in the sale. To the front, the house is set back from the street with a neat front garden with lawn and privet hedge. A monoblocked driveway offers off street parking and leads to the garage, which has double doors, power and light. Further unrestricted on-street parking is also available.

Viewing

By appointment through Neilsons 0131 625 2222.





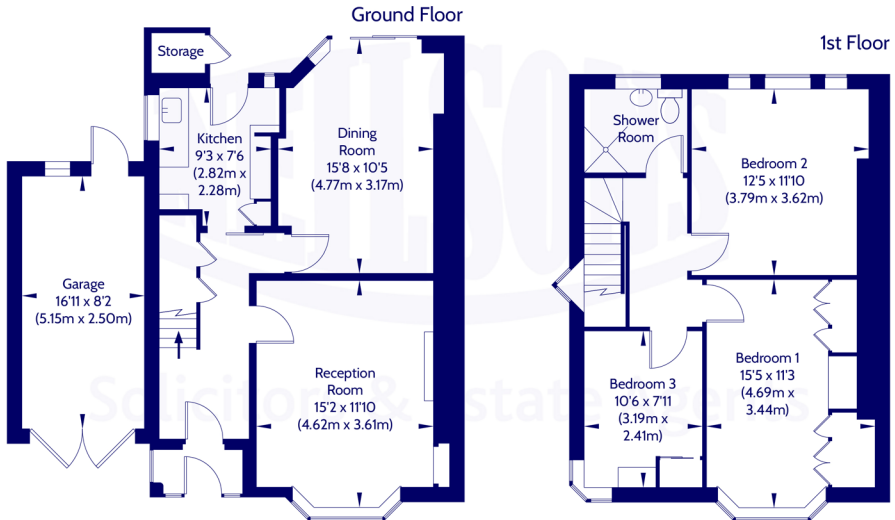
Location

Silverknowes Terrace enjoys a peaceful setting running parallel to Cramond Road South, within the highly sought-after district of Davidson's Mains, to the northwest of Edinburgh city centre. This charming former village retains a welcoming community feel, centred around a bustling main street offering an excellent selection of local shops, services, cafés, pubs and takeaways. The area is particularly popular with families, lying within the catchment for highly regarded schools including The Royal High School, and providing easy access to the city centre, city bypass and Edinburgh Airport. Everyday shopping is well catered for with a Tesco supermarket just a short walk away, while Craighleith Retail Park is within easy reach for a wider choice of supermarkets and high-street stores. Regular bus services offer swift links to the city and beyond, and the area boasts a wealth of recreational opportunities. Davidson's Mains Park and Lauriston Castle are both nearby, offering open green spaces and scenic walks with the beach and Cramond foreshore also close at hand. Golf enthusiasts are particularly well served, with a choice of prestigious courses nearby including Bruntsfield Links, The Royal Burgess and Silverknowes Golf Course.





Approx. Gross Internal Floor Area 100 Sq M / 1076 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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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

