



# 109 Silverknowes Gardens

SILVERKNOWES | EDINBURGH | EH4 5NG



MURRAY  
BEITH  
MURRAY



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109 Silverknowes Gardens is a very appealing and well-proportioned, 3-bedroom, semi-detached house situated in the popular residential area of Silverknowes. The property benefits from a great extension to the rear creating a great family space. There is a single garage with ample off-street parking and enclosed southeast facing garden to the rear.

Entrance vestibule; welcoming hall with under-stairs cupboard; sitting room with timber mantel-piece and real flame gas fire; dining kitchen with a range of wall mounted and floor standing units, integrated appliances and ample space for a dining table and chairs; family room with patio doors opening onto the enclosed rear garden; guest WC; double bedroom; double bedrooms; single bedroom; family bathroom with a white three-piece suite; partially floored loft.

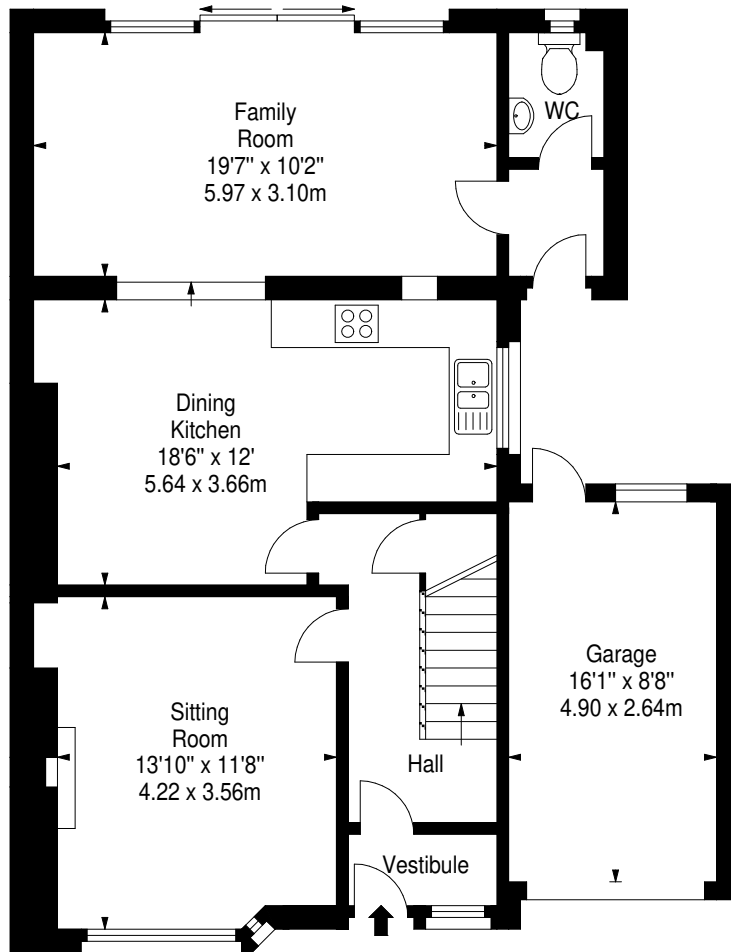
Single garage with up-and-over door. Ample off-street parking.

Front garden with mature shrubs. Enclosed rear garden with patio, decking, lawn and mature borders.

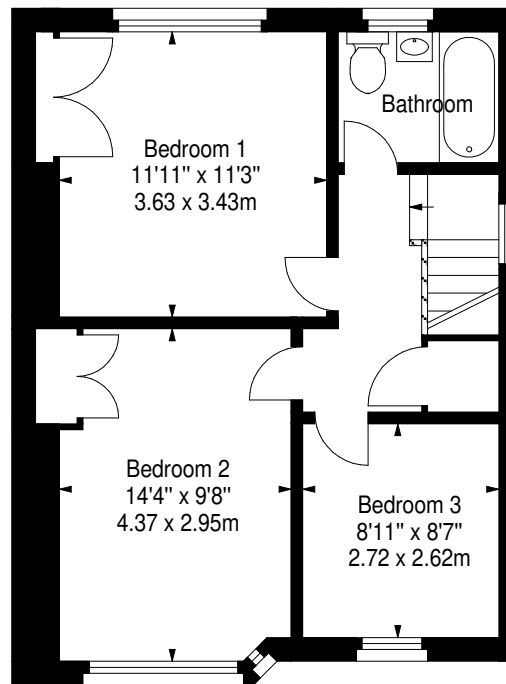
All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All integrated appliances are included in the sale and, as per Standard Clauses Edition 6, no warranties are given.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. Again, as per Standard Clauses Edition 6, no warranties are given that such a system is in place.





Ground Floor



First Floor

Silverknowes Gardens,  
Edinburgh,  
Midlothian, EH4 5NG



Approx. Gross Internal Area  
1242 Sq Ft - 115.38 Sq M  
Garage  
Approx. Gross Internal Area  
140 Sq Ft - 13.01 Sq M  
For identification only. Not to scale  
© SquareFoot 2025

## 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 Craigmile Retail Park, boasting a good selection of high street stores including a large Sainsburys superstore and a Marks and Spencers. The City Centre is easily accessible by way of regular public transport services and the City Bypass is within close proximity, providing easy access to central Scotland's main motorway network. There are a number of leisure and recreational opportunities in the surrounding area including picturesque walks at Cramond Foreshore and Corstorphine Hill. The Ainslie Park Leisure Centre offers a gym and swimming pool and there are a selection of golf clubs nearby. The neighbourhood lies in the catchment area for Davidson's Mains Primary and the Edinburgh Royal High School.





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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.