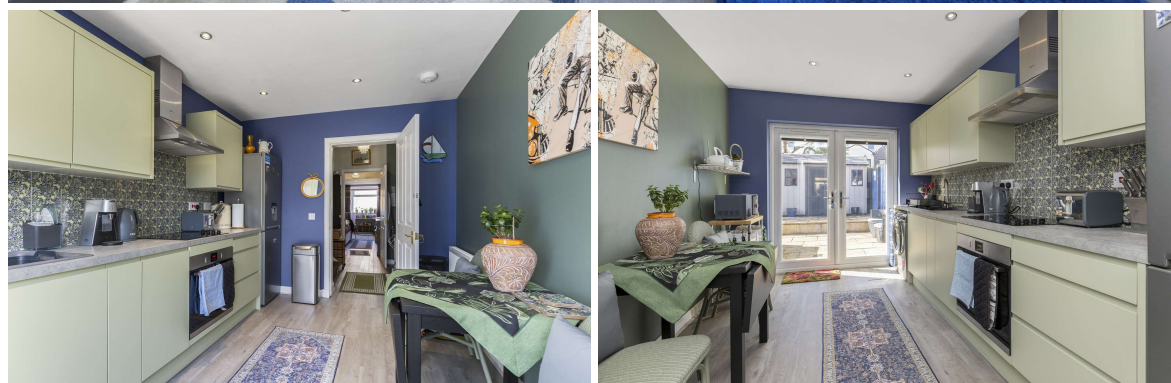




26 Silverknowes Terrace
SILVERKNOWES | EDINBURGH | EH4 5HL


warners
solicitors & estate agents





26 Silverknowes Terrace

SILVERKNOWES | EDINBURGH | EH4 5HL

Warners are delighted to offer to the market this impressive extended semi-detached villa offering flexible accommodation to six bedrooms and occupying a prime position within this mature and extremely sought-after residential part of Silverknowes, close to excellent amenities, schools, public transport and road links. This charming large property boasts spacious accommodation over three floors as well as a self-contained annex over two floors. The accommodation comprises of an entrance hallway with wc, front facing bay windowed lounge with electric stove, surround and bespoke shelving, fitted dining kitchen with French doors to rear garden and a games/ play room which can be utilised as a bedroom. On the first floor are three further bedrooms and a family bathroom, and the second floors offers a further bedroom with en-suite shower room. The annex comprises of a family room/bedroom, fitted kitchen and bedroom with en-suite shower room on the upper floor. Externally, the front garden is paved and can be used as a driveway and the rear garden is south facing and accessed from the dining kitchen making it the ideal space for al fresco entertaining. The property further benefits from gas central heating and double glazing.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Entrance vestibule
- Welcoming hall
- Spacious bay windowed living room
- Large open plan fitted kitchen/dining room with french doors to the rear garden
- Handy downstairs wc/cloak
- Master bedroom with en-suite shower room
- Three further bedrooms
- Box room which can be used as a dining room/bedroom
- Family bathroom
- Further side annex accommodation over two floors comprising of a lounge/dining room, stylish fitted kitchen with french doors to the rear garden and double bedroom with en-suite shower room
- Gas central heating
- Double glazing
- Private front and enclosed rear gardens / two car mono-blocked driveway
- Ample unrestricted on-street parking

EPC Rating C

Council Tax Band F

Extras include :

For main house and annexe -

- All the fitted floor coverings
- All of the blinds
- All of the ceiling light fittings and shades

For main house -

- American style fridge freezer
- Dishwasher
- Wine cooler
- Washing machine

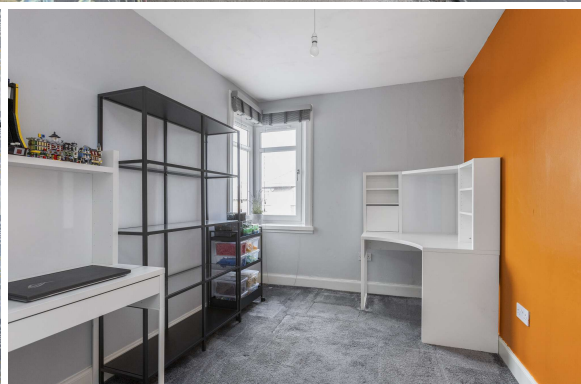
For annexe -

- Freestanding fridge freezer
- Washing machine

Trampoline may be available by separate negotiation.



Silverknowes is a popular residential district to the north of Edinburgh within easy reach of the City Centre. First class local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craighleith retail parks. Good local schooling is available at nursery, primary and secondary levels. Regular bus services operate to and from the City Centre and for those who commute throughout the region there are excellent access routes to Edinburgh City Bypass, the M8/M9 motorway system and Forth Road Bridge. Leisure facilities include established clubs and organisations, a golf course and Health and Sports Club.







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

