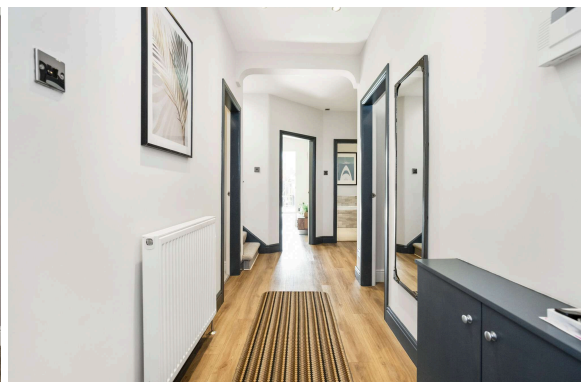




28 Silverknowes Parkway
SILVERKNOWES | EDINBURGH | EH4 5LA


warners
solicitors & estate agents





28 Silverknowes Parkway

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Warners are delighted to present this beautifully extended four-bedroom semi-detached family home, ideally positioned in the highly desirable Silverknowes area, just north of Edinburgh's vibrant city centre.

Set against the stunning backdrop of the Firth of Forth and Silverknowes Golf Course, this thoughtfully designed home offers spacious and stylish living with a true focus on family comfort and effortless indoor-outdoor living.

Step inside through a welcoming entrance hallway that leads to the heart of the home: a light-filled, semi open-plan family room that flows seamlessly into the elegant dining area and high-spec kitchen. Bi-folding doors open out to a south-facing garden oasis, blending indoor and outdoor spaces beautifully - perfect for summer entertaining or relaxed evenings at home.

The kitchen is a dream for any home chef, featuring sleek contrasting wall and base units, integrated oven and microwave, an induction hob, and an American-style fridge freezer. A central breakfasting island and skylight complete the space, making it the ideal gathering spot for family and friends.

A spacious lounge with warm Karndean flooring and a charming feature fireplace offers a peaceful retreat, while a large ground-floor double bedroom with built-in wardrobes provides flexible accommodation options. The stylish family bathroom includes a bath, walk-in shower, vanity sink unit, W/C, and extra built-in storage.

Upstairs, three further generously proportioned double bedrooms await, with the master boasting its own en-suite shower room and built-in wardrobes. A convenient upper-level W/C and additional eaves storage add to the functionality of the space.

Outside, the south-facing rear garden features a large patio decking area and a well-maintained lawn - ideal for children, pets, and al fresco living.

The former garage has been transformed into a versatile gym space with lighting and power, perfect for a home office, studio, or workshop.

Additional highlights include a monobloc driveway with ample off-street parking, double glazing, gas central heating, and energy-efficient solar panels.

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



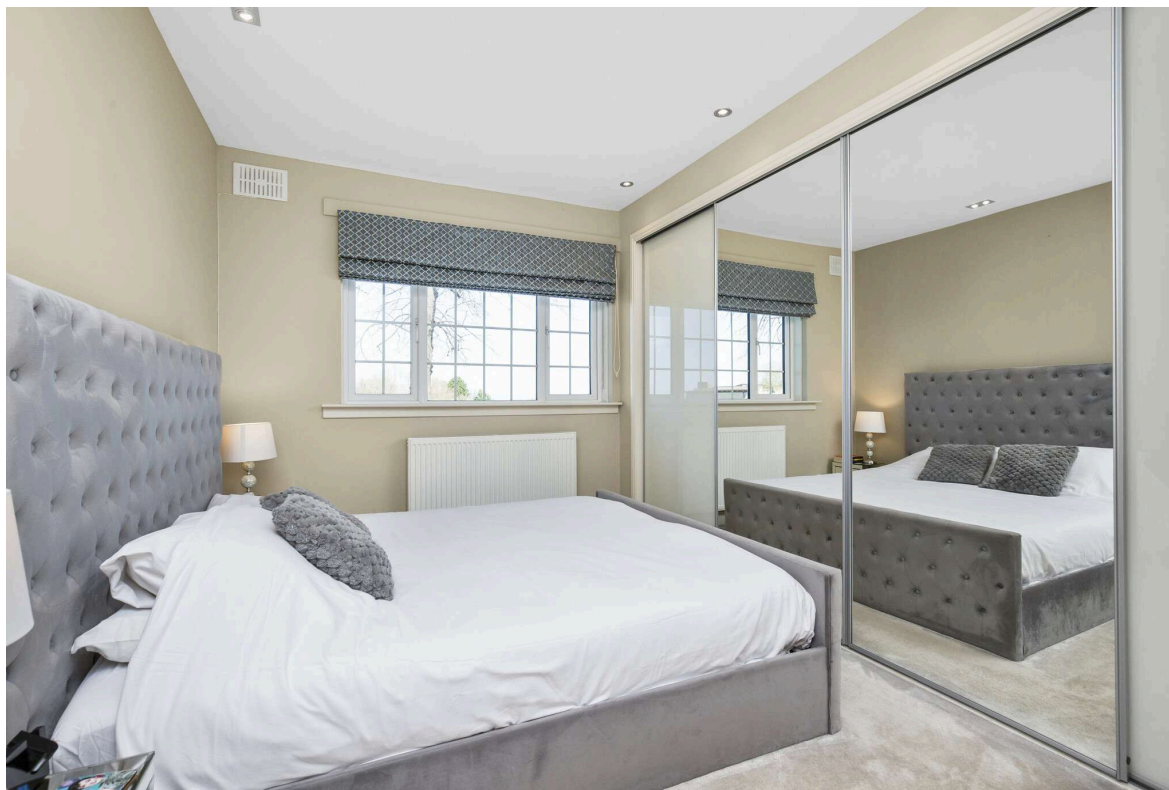


- Extended 4-bed semi in prime Silverknowes location
- Stylish open-plan kitchen/family space with bi-fold doors
- South-facing landscaped garden with decking
- Converted garage - ideal gym or office
- Master with en-suite + 3 spacious doubles
- Driveway, solar panels, GCH, and double glazing

EPC rating C

Council Tax F

Curtains/blinds/fixtures and fittings, all included in the sale. American style fridge/freezer can 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.

