





## 4 Silverknowes Southway, Edinburgh, EH4 5PX

### Description

Attractive semi-detached two storey villa enjoying a pleasant situation in the popular Silverknowes area with a corner plot with excellent scope for extending the property. It benefits from a private garage, driveway and mature landscaped gardens. The property has excellent potential and would make an ideal family home. It also has an ADT Alarm (fitted in 2024) gas central heating (with a new boiler in 2023) and double glazing.

The accommodation comprises:

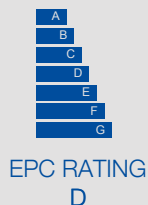
- Vestibule with double front doors and double inner vestibule doors, for ease of access
- Entrance hall with storage cupboard
- Generously proportioned living / dining room with windows to the front and rear; it also has an under stair cupboard
- Fitted kitchen which has been extended and has a range of wall and base mounted units with laminate worktops with matching splashback and with inset stainless-steel sink. The appliances are all NEFF and include a gas hob with extractor hood, electric double oven, microwave, washer dryer, dishwasher, fridge and freezer
- Upstairs there are two spacious double bedrooms and there is a third good sized single bedroom (the fitted wardrobes are included in the sale)
- The shower room is fitted with a large shower enclosure with Mix electric shower, wash basin and WC. It is partially tiled with



### VIEWING DETAILS

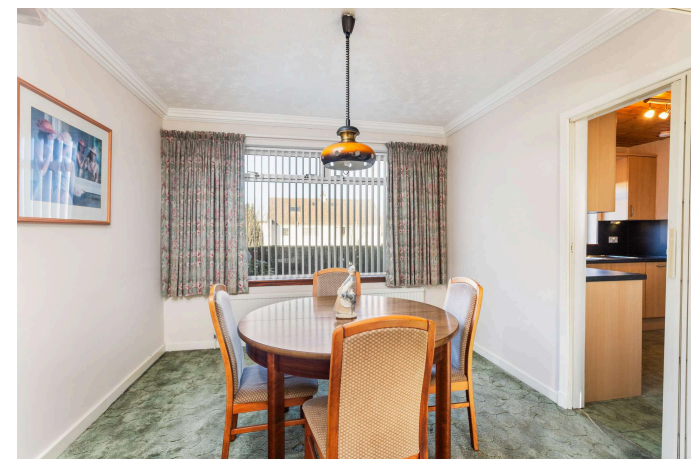
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### Location

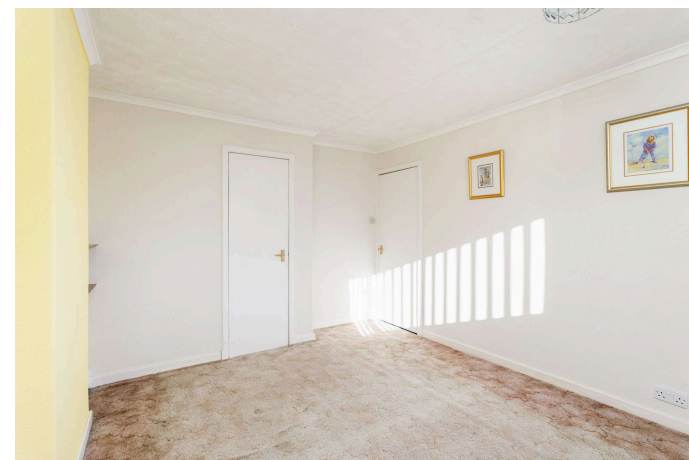
Silverknowes is a well regarded residential area lying in the North of Edinburgh adjacent to Davidson's Mains and close to Cramond. There is a Tesco store in nearby Davidsons Mains along with a range of local shops on the main street. Further shopping can be found at Craighleith Retail Park. The City Centre is within easy commuting distance, with a frequent local bus service. Leisure facilities in the area include Silverknowes Golf Club and Ainslie Park Leisure Centre, which has a gym and swimming pool. Many pleasant walks can also be found on the seafront, which is only a short walk from the property. The property is in the school catchment for Davidson's Mains and Fox Covert (RC) Primary Schools and the catchment secondary schools are Royal High School and St Augustine's.

### Outside and Gardens

The well-tended rear garden has a large lawn with borders planted with mature shrubs. The front garden is mostly laid to lawn and has a paved driveway, which leads to the garage. The single garage has an electric door which was fitted in 2024 as well as light and power.

### Extras

The fixed floor coverings, light fittings, kitchen appliances, curtains and blinds are included in the sale. As the property forms part of an executry estate, the warranties for appliances are excluded.







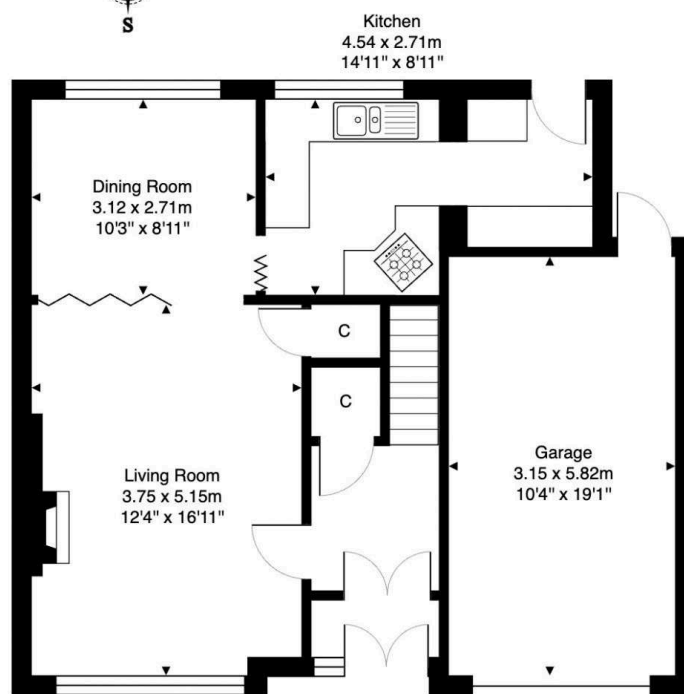




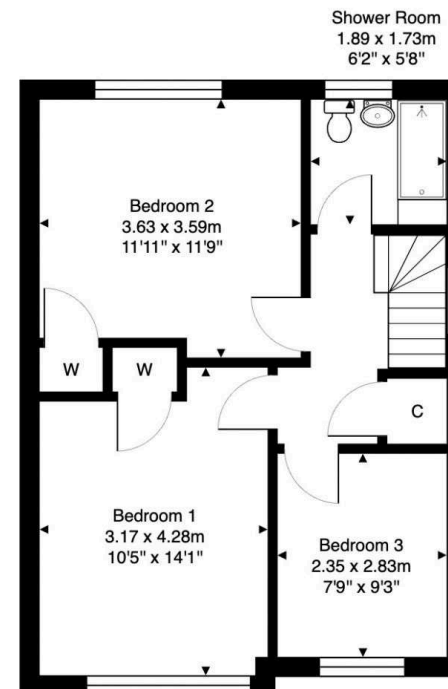




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Ground Floor



First Floor

Total Area: 113.1 m<sup>2</sup> ... 1218 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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