



Offers Over

£480,000

107 Silverknowes Gardens

Silverknowes | Edinburgh | EH4 5NG

An immaculate, extended semi-detached house offering ideal family accommodation in the ever popular Silverknowes district, close to highly regarded schools, superb local amenities and transport links.

-  4 Bedrooms
-  3 Reception Rooms
-  2 Bathrooms
- Summer House
-  Front and Rear Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - E



Description

This beautifully presented home offers genuinely spacious and flexible accommodation over two floors, ideal for both family life and entertaining. The sociable heart of the home is the superb open plan reception, dining and kitchen space to the rear, which seamlessly connects to the garden via French doors, for perfect indoor/outdoor living during the warmer months and further enhanced by a sun room, perfect for enjoying the garden whatever the weather. The kitchen area features a vaulted ceiling with velux windows, flooding the space with natural light and is fitted with sleek modern units with integrated appliances, whilst the reception room has a fireplace feature with a stove, perfect for cosy evenings in. There is ample space for a dining table and chairs. The sun room offers flexible use as a sitting room or dining room. The principal bedroom to the ground floor is to the front and has a bay window and fireplace and it is served by a luxurious bathroom with contemporary fittings with a free standing bath, separate walk-in shower and twin sinks. Upstairs, there are three further good sized bedrooms and a smart modern shower room with white suite and vanity storage. Benefits include gas central heating and full double glazing. Ample built-in storage is provided throughout the home and there is a loft space accessed from the landing which is part floored for storage.



Extras

All fitted floor coverings, light fittings, curtains and window blinds will be included in the sale together with the integrated oven, hob, dishwasher, washing machine and fridge freezer. The summer house is also included.

Gardens, Garage & Driveway

A particular feature of this home is the generous and sheltered southeast facing garden to the rear which has been thoughtfully planted and well-maintained to provide year-round colour and interest. There are good sized lawn and decking areas, providing the ideal spot for al fresco dining or relaxing outdoors during the warmer months. A summer house offers a sheltered space to relax or entertain and a timber tool shed is also included in the sale. To the front, the house is set back from the street with a neat front garden with pebble chipped area privet and conifer hedges. A large monoblocked driveway offers off street parking with further unrestricted on-street parking also available.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Ever popular Silverknowes lies to the northwest of Edinburgh city centre next to the high amenity former village of Davidson's Mains, which 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 130 Sq M / 1399 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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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