



Substantial, and offering flexibility

Five bedroom, semi-detached house



Situated in the highly desirable Silverknowes area of Edinburgh, this substantial five-bedroom semi-detached home offers generous and flexible family accommodation, excellent storage throughout, and wonderful outdoor space. While the property would benefit from some modernisation, it presents a fantastic opportunity to create a superb long-term family home in a prime residential location. The ground floor features a bright and spacious dining lounge with attractive double-aspect picture windows, allowing for an abundance of natural light, and a charming living flame fire creating a cosy focal point. The modern fitted kitchen comes complete with appliances and provides direct access to the rear garden — ideal for everyday family living and entertaining. A thoughtfully designed extension adds valuable flexibility, offering a good-sized additional public room or fifth bedroom, alongside a convenient shower room (shower is not working, sold as seen). The welcoming hallway includes useful under-stair storage. Upstairs, the property comprises three generous double bedrooms and a well-proportioned single bedroom, all benefiting from excellent storage, including access to eaves storage. A family bathroom and separate WC complete the upper accommodation. Externally, the lovely rear garden is a particular highlight, featuring raised borders with attractive stone walling, a patio area, mature shrubs, hedging, and two sheds (to be sold as seen). To the front, there is a private driveway and garage providing excellent off-street parking. Offering space, flexibility and superb potential in a sought-after coastal neighbourhood, this is an ideal opportunity for families looking to personalise a home in one of Edinburgh's most popular residential areas.

Key Features

- Hall
- Dining lounge
- Kitchen
- Family room/bedroom 5
- Shower room
- Four further bedrooms
- Family bathroom
- WC
- Gas central heating and double glazing
- Rear garden
- Garage and driveway



Silverknowes

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 Craigleith 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.



Extras

All fitted floor coverings, curtains, light fittings, double oven, hob, washing machine, dishwasher, fridge freezer are included in the sale (no warranties given). The two garden sheds are sold as seen.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

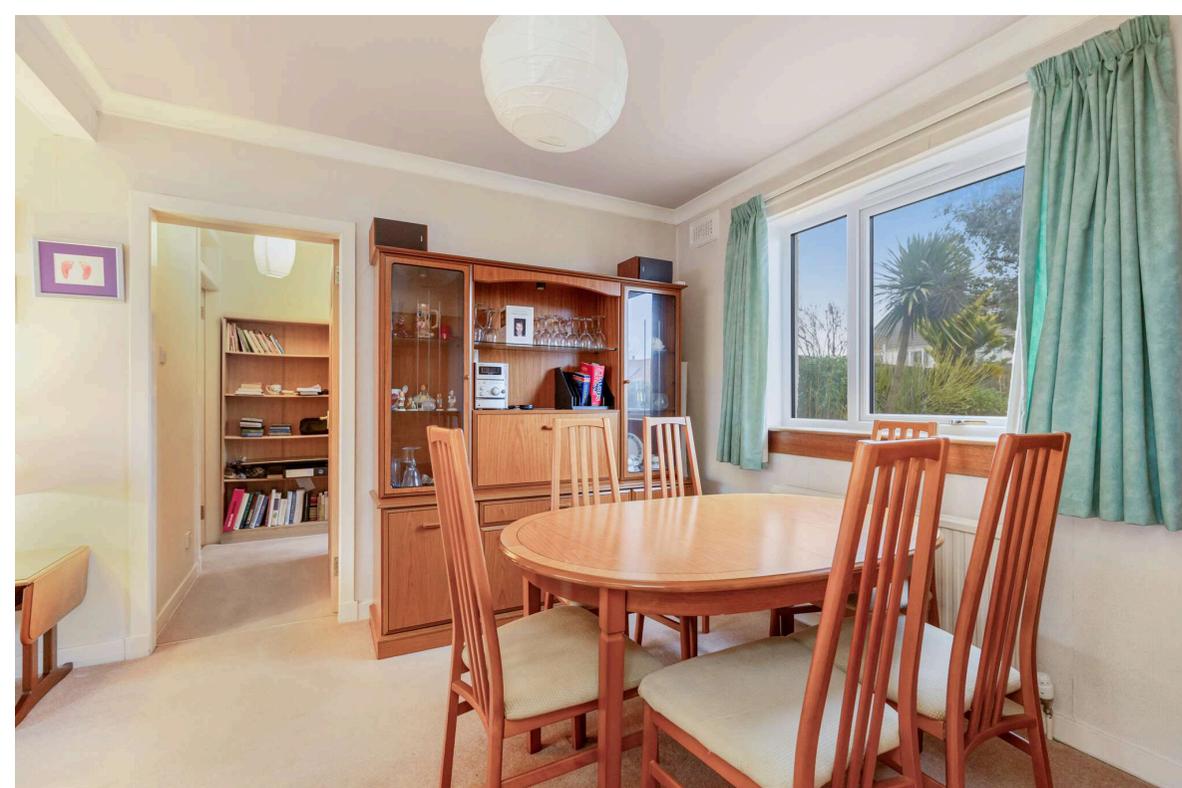
£450,000

EPC Rating

D

Tenure

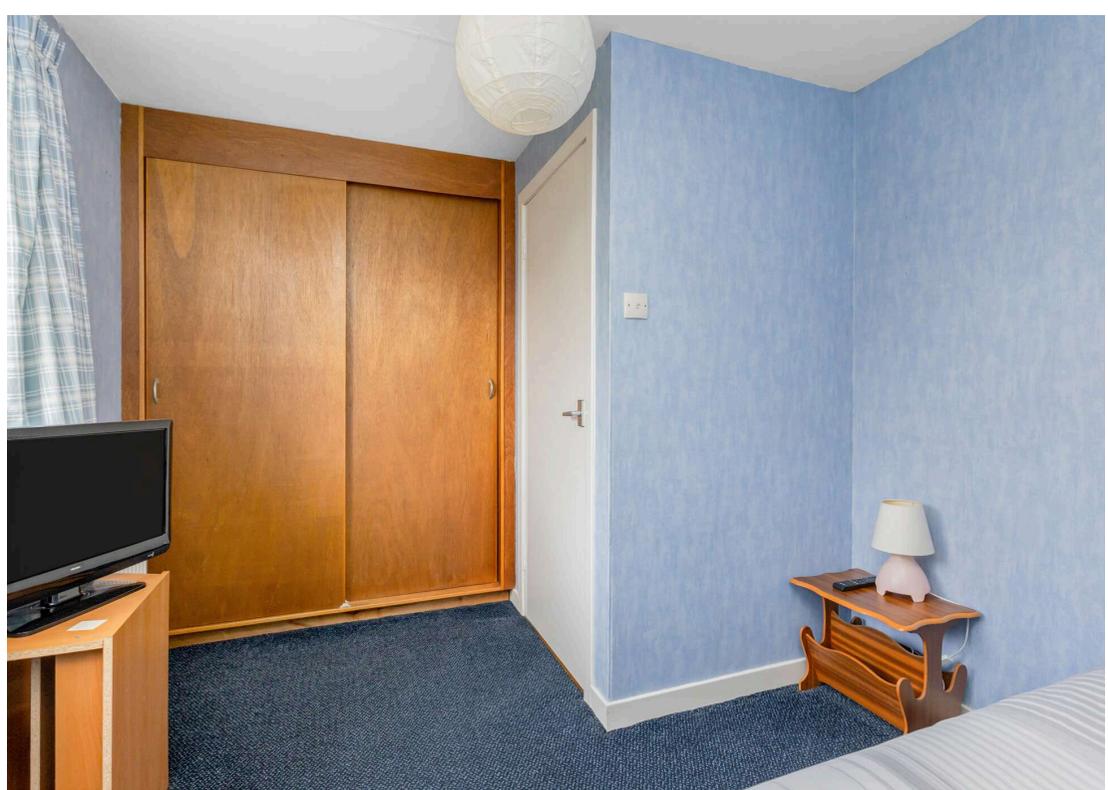
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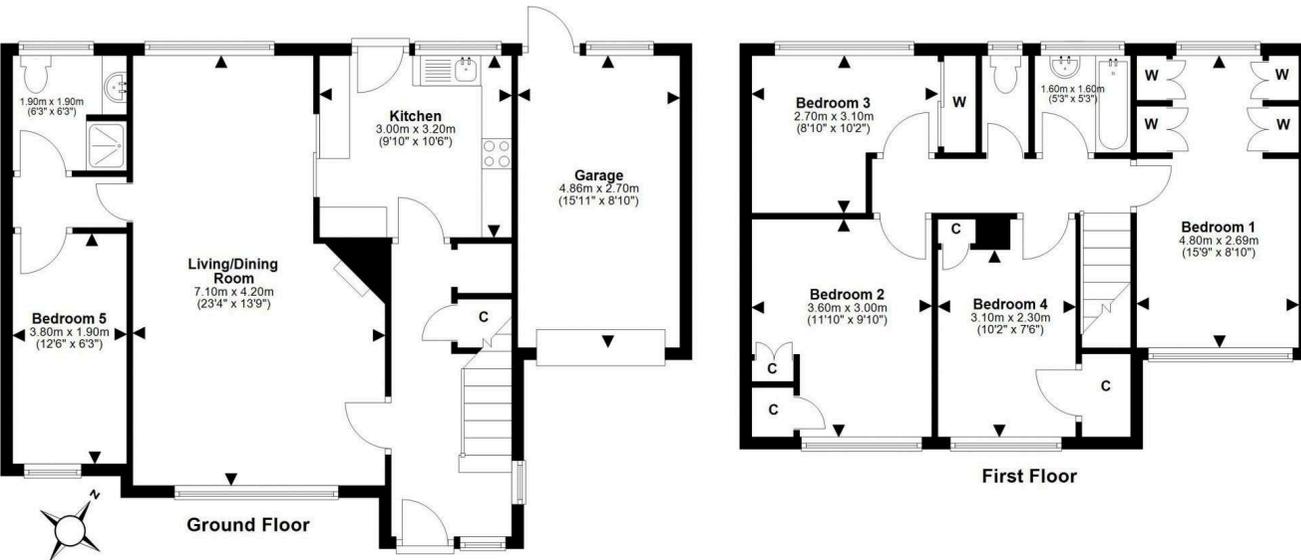












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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