



Particularly spacious three-bedroom end-terrace family home in sought-after Silverknowes



Situated in the highly sought-after Silverknowes area of Edinburgh, this beautifully presented three-bedroom end-terrace home offers exceptional family accommodation in a prime residential location. Extended to provide generous living space and thoughtfully upgraded throughout, the property is ideally suited to modern family life, with excellent local schooling, superb amenities and easy access to the city centre. From the moment you step inside, the welcoming entrance hall sets the tone, offering excellent built-in storage and a bright, inviting first impression. The contemporary kitchen has been stylishly fitted with sleek white units complemented by an attractive splashback and a range of integrated appliances, creating a practical yet elegant space. To the rear of the property, the generously proportioned dining lounge is flooded with natural light and enjoys an outlook over the south-facing garden. Beautiful window shutters add a touch of style, while patio doors provide direct access to the conservatory. A wonderful extension to the living space, the conservatory offers year-round enjoyment with fitted blinds, a radiator for cooler months, and further doors opening directly onto the garden. Completing the ground floor is a modern shower room, an invaluable addition for busy families. Upstairs, there are three spacious double bedrooms. Two bedrooms benefit from fitted wardrobes, while the third includes a freestanding wardrobe. The luxurious family bathroom has been beautifully designed, featuring a striking feature bath, a separate walk-in shower, both fitted with handheld shower attachments, and stylish twin wash hand basins set within excellent built-in drawer storage. Access is available to the partially floored attic from the landing. Externally, the property continues to impress. To the front, a generous driveway provides off-street parking for up to three vehicles and leads to a substantial powered store. The fully enclosed rear garden enjoys a desirable south-facing aspect and has been designed for ease of maintenance with artificial grass. A standout feature is the superb, insulated garden room, complete with two windows, patio doors, power, lighting and side store. Currently arranged as a bar, it offers outstanding versatility and could equally serve as a home office, gym, studio or hobby room. This exceptional home combines generous proportions and quality presentation in one of Edinburgh's most desirable family locations.

Key Features

- Entrance hallway, with storage
- Lounge
- Conservatory
- Kitchen
- Shower room and a bathroom
- Three double bedrooms
- Gas central heating and double glazing
- Generous driveway, with store
- Rear garden, with garden room



Silverknowes

Silverknowes is an extremely sought-after residential district to the north of Edinburgh within easy reach of the city centre. Excellent 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. Well regarded 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 Queensferry Crossing. Leisure facilities include established clubs and organisations, a golf course and Health and Sports Club.



Extras

All fitted floor coverings, blinds, light fittings, double oven, hob, microwave, dishwasher, washing machine, fridge freezer, wardrobe and garden room are included in the sale (no warranties given).

Viewing

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

Council Tax Band

E

Home Report Valuation

£400,000

EPC Rating

C

Tenure

Freehold













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