



Beautifully extended

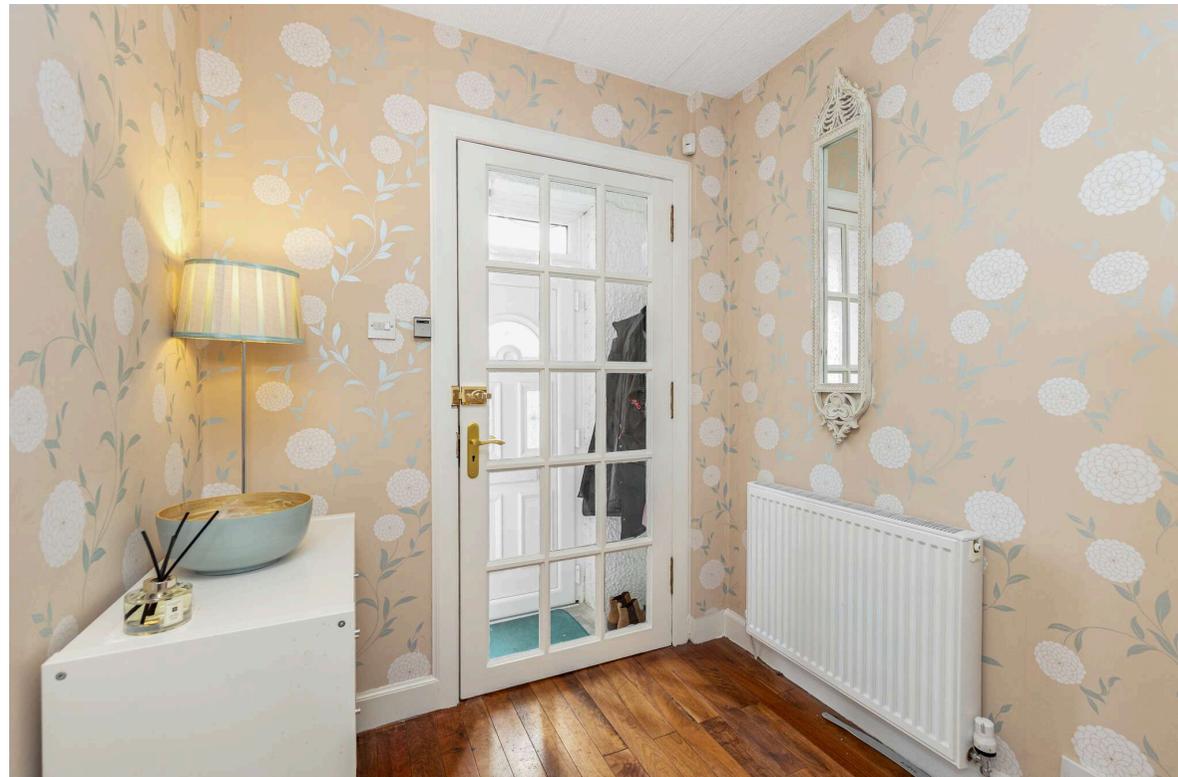
Three bedroom, semi-detached house



Situated in the highly desirable area of Silverknowes, this beautifully extended three-bedroom semi-detached home offers superb family living with bright, flexible accommodation and a generous garden. The ground floor provides exceptional living space centred around a stunning open-plan kitchen, dining, and living area arranged over two levels. This impressive, light-filled space enjoys direct access to the rear garden, making it ideal for everyday family life and entertaining. The modern kitchen is fitted with stylish units and a breakfast bar, complemented by integrated appliances including a double oven and five-burner hob. Double doors from the open-plan space lead into a further comfortable living room featuring a bay window and a fireplace with gas fire (currently not in working order and sold as seen), creating a cosy retreat separate from the main living area, which can create one large entertaining area. The welcoming entrance hall includes useful under-stair storage and an entrance vestibule. The upper floor comprises two well-proportioned double bedrooms with built-in storage, a third single bedroom or study with built-in storage, and a contemporary family bathroom finished with attractive tiling, a bath with overhead shower, and glass screen. The landing provides access to the attic, which has been insulated, lined and floored, two Velux windows and accessed via a Ramsay ladder-offering excellent additional storage or could be renovated subject to permissions. Externally, the property benefits from attractive gardens to the front and rear. The pretty front garden is bordered by hedging. To the rear, the good-sized garden provides an excellent outdoor space with decking, a lawn, BBQ area, and a garden shed. The property also includes an extended garage incorporating a utility area, along with a driveway providing off-street parking for up to two vehicles. This is a fantastic opportunity to acquire a spacious, well-presented family home in a popular and well-established residential area.

Key Features

- Entrance vestibule and hallway
- Open plan kitchen/dining/living room
- Second living room
- Three bedrooms
- Bathroom
- Attic, with Ramsay ladder
- Gas central heating and double glazing
- Garden
- Garage - extended with utility area
- 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 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.



Extras

All fitted floor coverings, curtains, blinds, light fittings, double oven, hob, washing machine, dishwasher, fridge freezer and shed 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

£450,000

EPC Rating

D

Tenure

Freehold

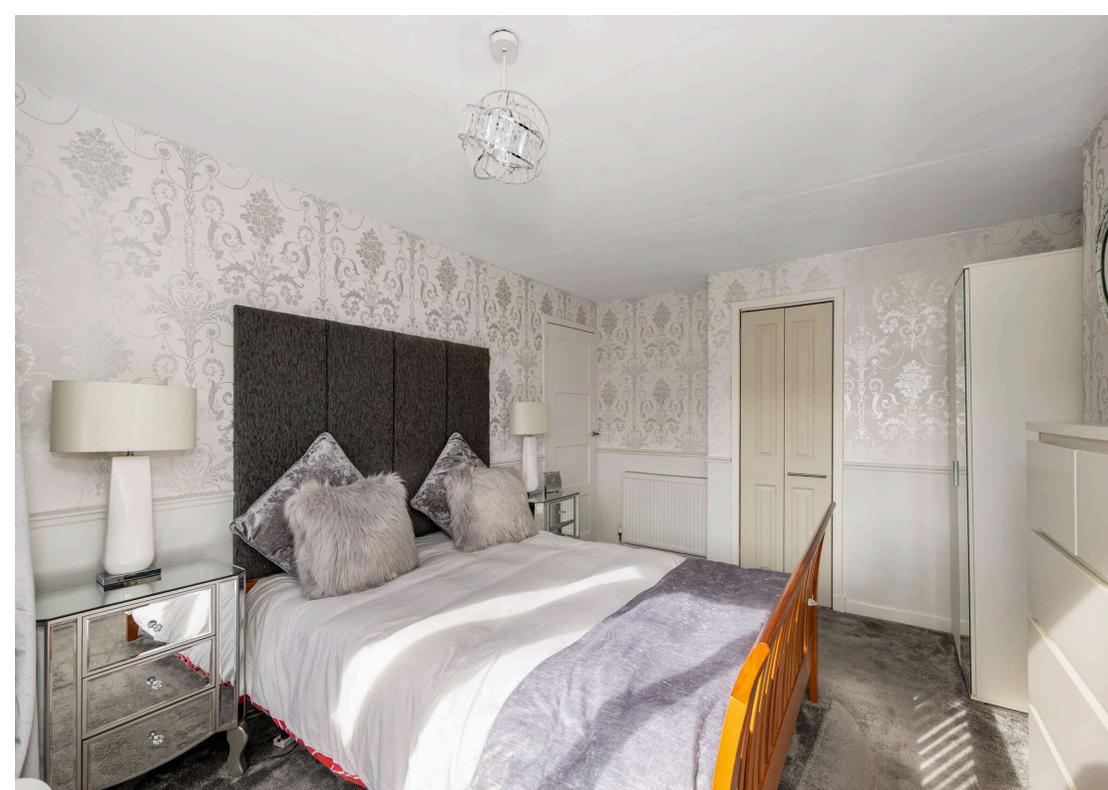


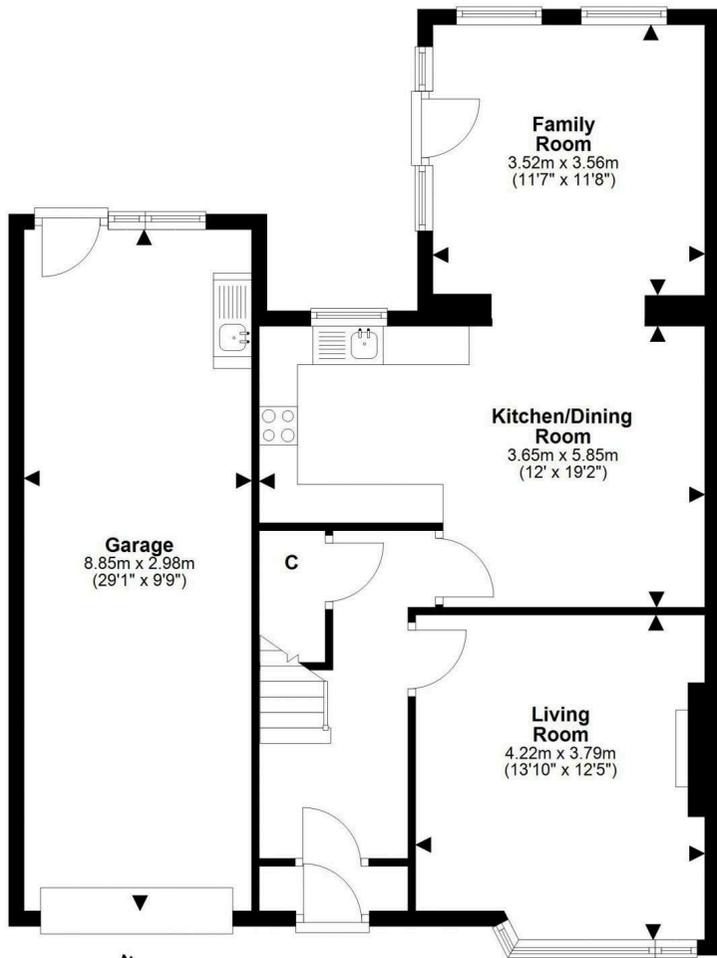


"A superbly extended three-bedroom family home offering bright open-plan living, versatile space, and attractive gardens"

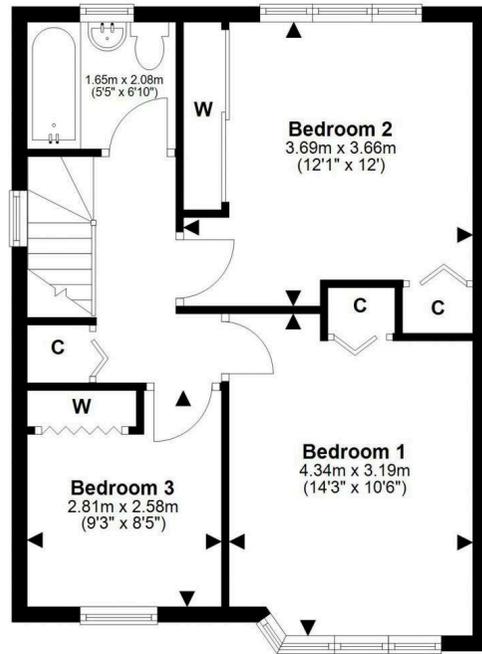








Ground Floor



First Floor

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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