



34 Silverknowes Terrace, Edinburgh, EH4 5HL

Description

Substantial detached villa with private mature landscaped gardens surrounding, driveway and garage situated in a much sought after street within the popular Silverknowes area. The property has been well maintained and has excellent potential and given the large plot, there are excellent opportunities to extend the property.

The well proportioned accommodation comprises:

- Porch / vestibule
- Entrance hall with carpeted staircase and storage beneath the stairs
- Front facing sitting room with gas fire and windows to the front and side
- Bay windowed dining room
- Fitted kitchen with a range of white units, laminate worktops and appliances including a gas cooker, fridge freezer and washing machine
- Conservatory to the rear of the property with sunny south westerly aspect
- Upstairs the landing has a hatch with Ramsay ladder to the floored loft, which provides excellent storage
- Family bathroom with bath, pedestal wash basin and WC
- Generous bay windowed front facing double bedroom with built-in wardrobes
- Two further good sized double bedrooms

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 Davidson's 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

Beautifully landscaped rear garden with south westerly aspect. Driveway and single detached garage with up and over door accessed by a lane to the side of the property.

Extras

All fixed floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale.



Viewing details

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

www.dmdlaw.co.uk



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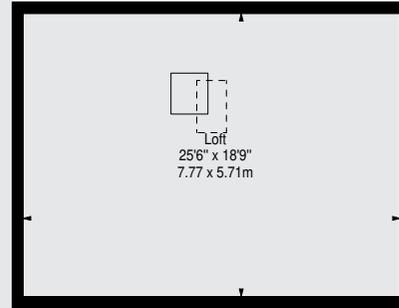




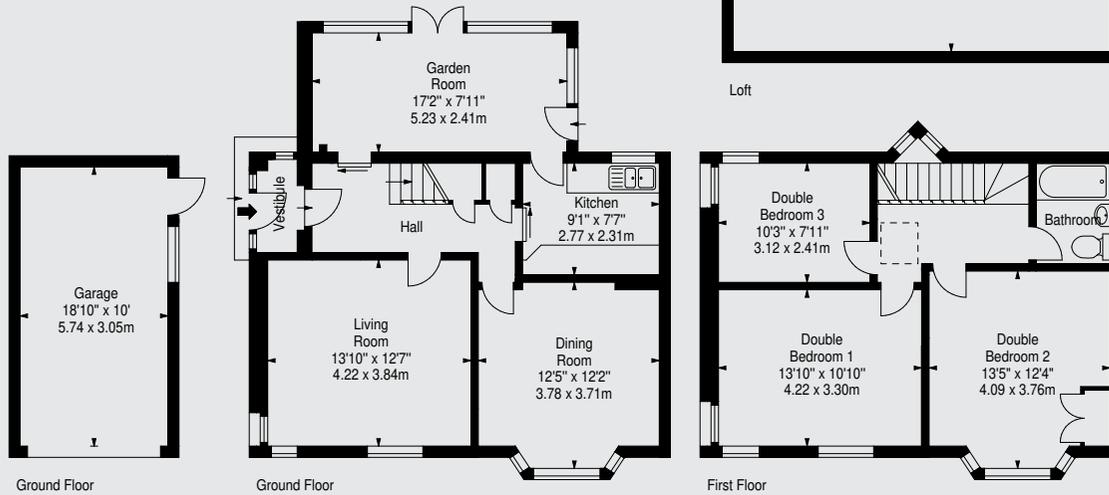
**Silverknowes Terrace,
Edinburgh, EH4 5HL**



Approx. Gross Internal Area
1670 Sq Ft - 155.14 Sq M
Garage
Approx. Gross Internal Area
188 Sq Ft - 17.47 Sq M
For identification only. Not to scale.
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Loft



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