



DMD | SOLICITORS &
ESTATE AGENTS

86 Silverknowes Eastway, Edinburgh, EH4 5NE

Description

Modern detached villa which has been imaginatively redesigned internally to create an exceptional family home. It occupies a generous corner site and benefits from private front, side and rear landscaped gardens and a monoblocked driveway. It also has gas central heating and double glazing. The garage has been converted to create an incredibly spacious L-shaped open plan kitchen / living / dining room.

The generous family accommodation comprises:

- Entrance cloakroom, leading to hall with oak laminate flooring and carpeted staircase
- Front facing sitting room with bay window, oak style laminate flooring and cove cornicing
- Open plan kitchen / living / dining room with French doors providing access to the rear garden
- Deluxe recently refitted kitchen with gloss slate grey units with laminate worktops with glass splashback, inset white glass 1.5 bowl sink and drainer and a range of high quality integrated appliances including induction hob with extractor hood, double electric fan oven, fridge freezer, dishwasher and washer / dryer
- Downstairs WC with tiled flooring and wash basin
- Upstairs the landing has a storage cupboard
- Front facing master bedroom with built-in double wardrobes and luxury fully tiled en-suite shower room fitted with a WC, wash basin with vanity unit and large shower enclosure with rainfall shower head and separate handset
- Further generous double bedroom with built-in wardrobe
- Good sized third bedroom to the rear
- Separate tiled family bathroom with bath with shower attachments, pedestal wash basin and WC



VIEWING DETAILS

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

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**EPC RATING
C**



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- Fully floored attic space with Ramsay ladder

Outside and Gardens

The well-tended rear garden is mostly laid to lawn with paved and decked patios and is enclosed by fencing. It has side access and the garden sheds are included in the sale. The monoblocked driveway has space for two cars and there is further parking within the development. The front garden is also laid to lawn.

Council tax

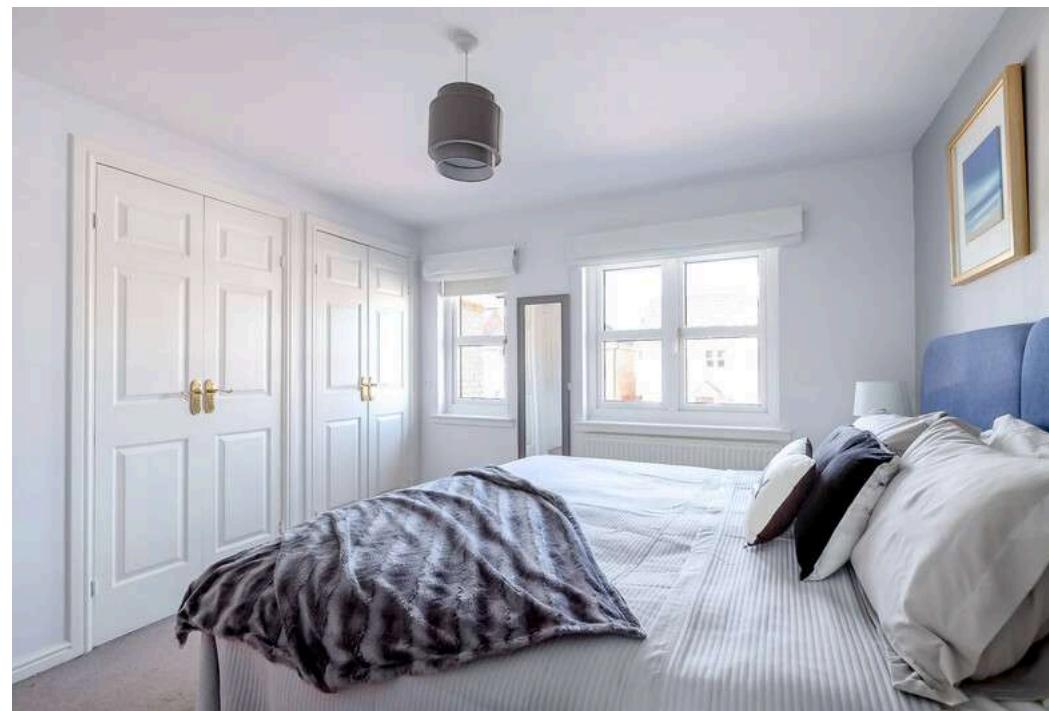
It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

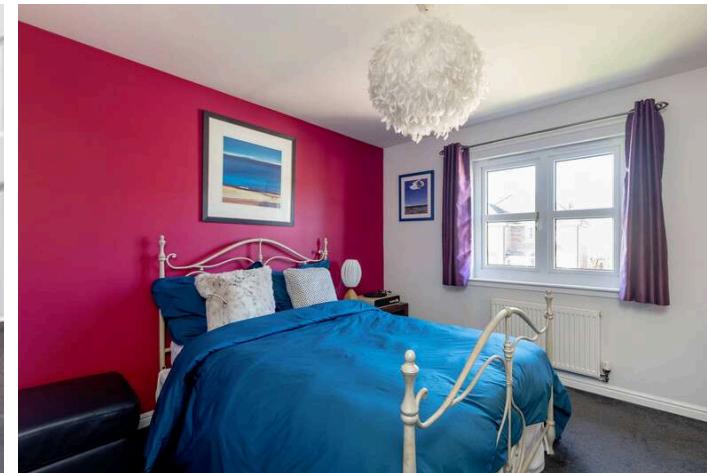
Location

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 Davidsons Mains along with a range of local shops on the main street. Further shopping can be found at Craigmyle 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. There are excellent schools available locally.









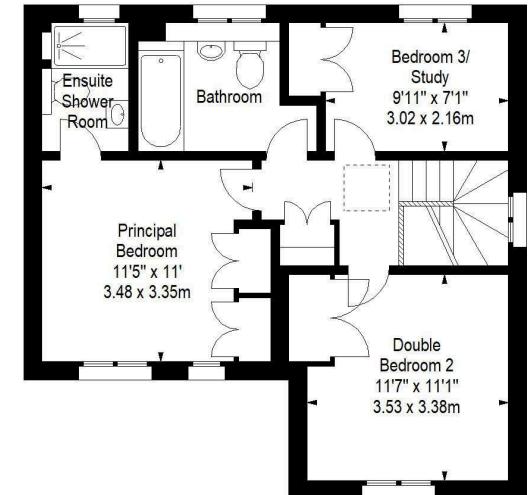
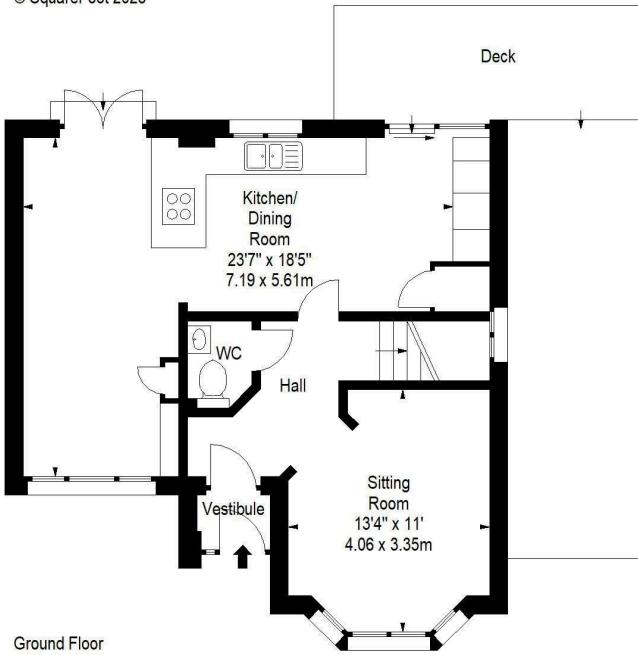




**Silverknowes Eastway,
Edinburgh, EH4 5NE**



Approx. Gross Internal Area
1125 Sq Ft - 104.51 Sq M
For identification only. Not to scale.
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Offers can be submitted in writing, fax or email:

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