



Solicitors & Estate Agents










Offers Over

**£385,000**

## 26 Silverknowes Eastway

Silverknowes | Edinburgh | EH4 5NE

Neilsons are delighted to offer on to the market this exceptionally appealing detached villa, which forms part of an established modern development, enjoying a superb location in the capitals desirable Silverknowes area. Internally the property has been upgraded and modernised to an exacting standard throughout and offers stylish and immaculately presented accommodation, perfectly suited to the growing family.

-  4 bedroom
-  2 public room
-  2 bathroom
-  Driveway
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band - E



## Description

The internal space briefly comprises: entrance hallway with Karndean flooring, stair to the upper level, built-in storage cupboard and convenient downstairs WC off, comfortable rear facing reception room which has been decorated in fresh neutral tones, features a recently laid carpet and enjoys a pleasant westerly facing aspect, charming orangery which opens out to the exterior and provides a peaceful all seasons spot to relax and enjoy views of the garden, sleek German kitchen fitted with a selection of stylish contemporary units/coordinated worktops,, which are silo stone, glass splashback and an assortment of high spec Neff appliances, versatile downstairs bedroom/additional reception room which is currently being used as dining space, generously proportioned principal bedroom with bespoke fitted wardrobes and fully tiled en-suite, with modern two piece white suite and separate enclosure with rainforest shower, two further bedrooms, both with storage, and fully tiled family bathroom with contemporary three piece white suite and over-bath electric shower/splash screen.



## Extras

All floor coverings, the blinds in the orangery, main reception room, dining room/4th bedroom and kitchen, the dishwasher, washing machine, hob, oven, fridge freezer and garden shed will be included. Please note that the fire in the living room is not included.

## Gardens and Driveway

To the front of the house a monobloc driveway provides off-street parking for three cars and is bordered by a well-kept strip of lawn. To the rear of the house is a fully enclosed, neatly landscaped garden which benefits from a bright west facing aspect and comprises areas of lawn, paved patio, mature hedgerow and well stocked shrub and flower borders.

## Viewing

By appointment through Neilsons (0131 625 2222).







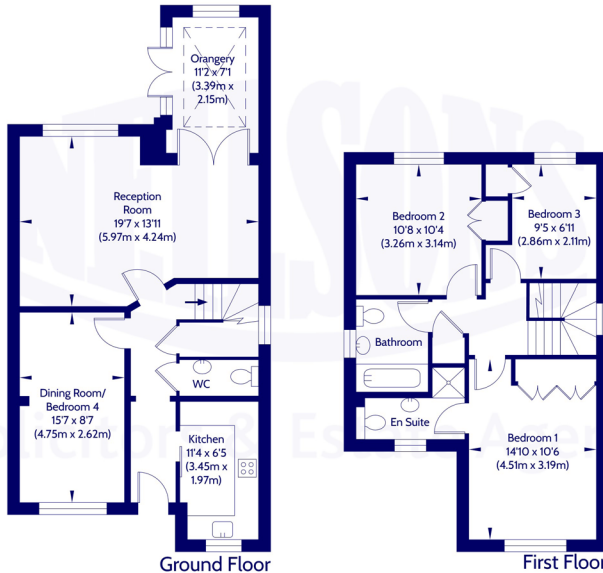
## Location

The popular suburb of Silverknowes is an established and sought-after residential area to the north west of Edinburgh City Centre. Popular with families for its peaceful residential streets and highly regarded local schools, the property is well positioned to take advantage of some of the capitals most picturesque outside spaces, including walks along the River Almond and Cramond foreshore. Local shops and services in Davidson's Mains provide for day-to-day needs with a Tesco supermarket and a choice of cafes and take-aways also available. Morrison's and Sainsbury's supermarkets are available within a short drive, together with a good choice of retailers in nearby Craigleith Retail Park. An excellent local bus services provide swift access to the city centre and surrounding areas. Well-placed for the commuter, the city bypass, Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 111.42 Sq M / 1200 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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