



54 Silverknowes Drive

Silverknowes, Edinburgh, EH4 5HY

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Situated close to the Lauriston Castle Estate, this exclusive four-bedroom semi-detached house has a highly desirable location in popular Silverknowes. This executive property has been upgraded to exceptional standards, incorporating modern interior design and high-end fixtures and fittings. It further boasts large rooms, including sociable open-plan living and two bathrooms, generous private parking, and a beautiful rear garden.

Inside, a hall provides a fantastic first impression before leading into the kitchen, living and dining room, which share a substantial open-plan layout that is cleverly zoned. This reception area is enhanced by neutral décor and a wood-effect vinyl floor (found predominantly throughout this level). Plus, it has a complete wall of full-height glazing for a light-filled ambience. It also has space for a home workstation and extends out into the garden. Meanwhile, the kitchen is neatly organised around a central island with a breakfast peninsula. It has a sleek, monochrome-colour palette with light grey cabinets and solid quartz worktops. On-trend splashbacks finish the stylish look, alongside integrated Hotpoint appliances (induction hob, statement extractor, oven/grill, combi microwave oven, dishwasher, and coffee machine). Furthermore, the kitchen is supplemented by a discreetly located utility room. The ground floor is completed by a large double bedroom (with a handsome fireplace) and a neighbouring family bathroom, which is equipped with quality tile work, a toilet, a washbasin, a rainfall quadrant shower, and a freestanding double-ended bathtub with a handheld shower and a nearby TV recessed into the space. The property has gas central heating and double glazing for year-round comfort.

Features

- An upgraded semi-detached house
- Highly desirable location in Silverknowes
- Modern interior design throughout
- High-quality fixtures and fittings
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- Stylish kitchen with quartz worktops
- Discreetly located utility room
- Four bright and airy double bedrooms
- Premium en-suite shower room with underfloor heating
- Quality four-piece family bathroom
- Enclosed, landscaped rear garden
- Multi-car driveway and single garage
- Gas central heating and double glazing
- EPC Rating - D





“Modern interior design throughout
with high-quality fixtures
and fittings”







Upstairs, leads to the three remaining double bedrooms, all of which continue the impeccably high standards found throughout. These include the dual-aspect principal and second bedrooms, which have built-in wardrobes for convenience. In addition, the principal suite further boasts a Juliet balcony and a premium en-suite shower room with underfloor heating. The upper bedrooms are also carpeted for optimal comfort.

Outside, ample private parking is provided via a single garage and a low-maintenance front garden/multi-car driveway (laid with monoblock paving). To the rear, there is a fully-enclosed garden which has been beautifully landscaped for alfresco dining in the sun, complete with lovely patio and decked areas. It even has a heated outdoor shower for dogs.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, the bathroom TV, and the outdoor heated shower to be included in the sale. The fridge/freezer, the living room's media TV unit, and large Italian sofa are available by separate negotiation.

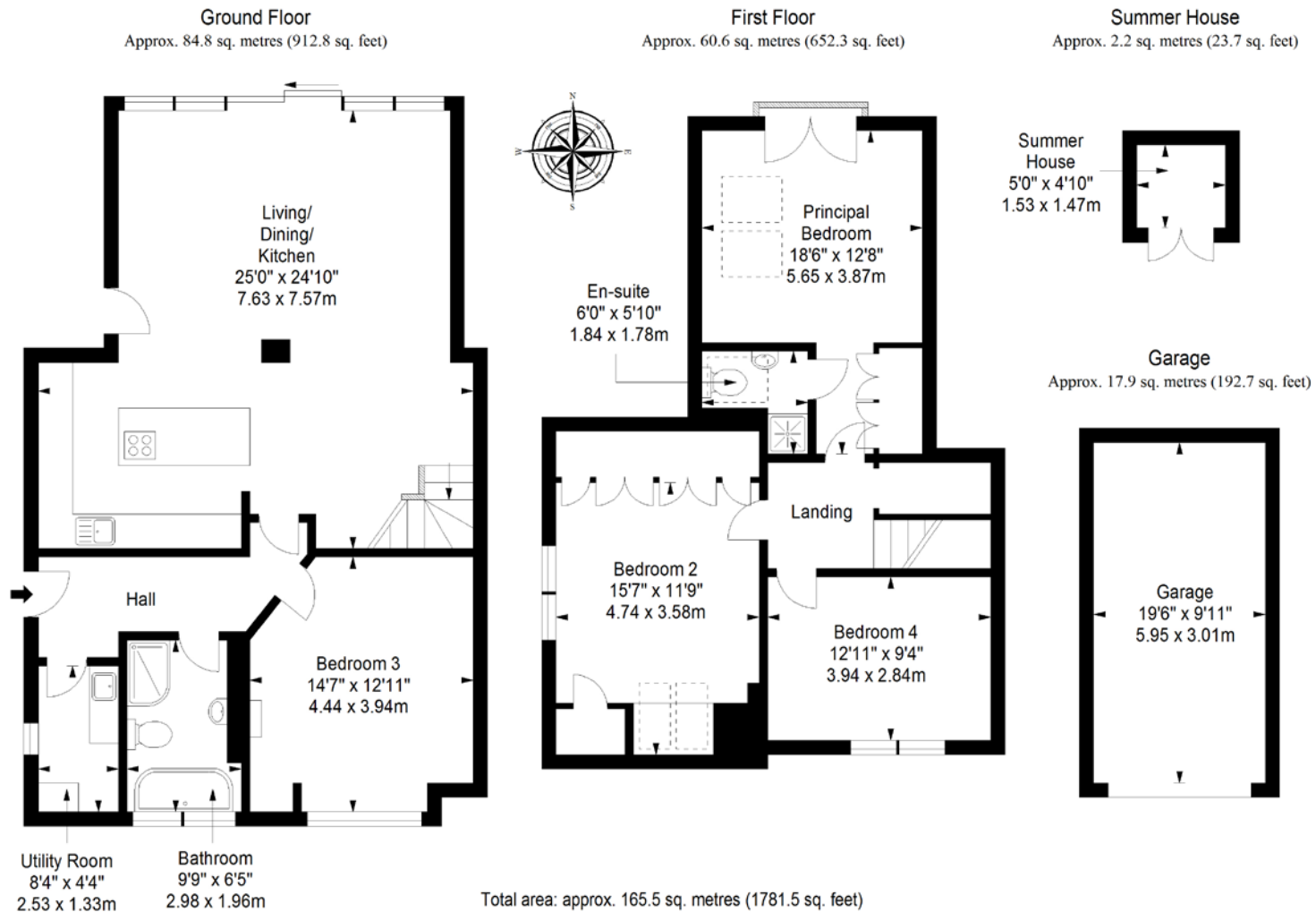
Silverknowes, Edinburgh

Situated approximately four miles northwest of Edinburgh city centre, the popular and leafy suburb of Silverknowes enjoys a tranquil setting with a wealth of amenities nearby. The area is serviced by a range of independent retailers, a supermarket, banks, a medical centre and a chemist, plus a selection of pubs, cafés and restaurants available in neighbouring Davidson's Mains, whilst more extensive shopping facilities can be found at nearby Craighleith Retail Park. Silverknowes offers a range of outdoor activities to cater for everyone; from a leisurely stroll or cycle along the scenic Silverknowes Esplanade to the picturesque Cramond beach, to an invigorating round of golf at Silverknowes Golf Course or the nearby Bruntsfield Links Golfing Society and the Royal Burgess Golfing Society. For fitness enthusiasts, the Village Gym is a short drive away and incorporates a well-equipped gym, a range of fitness classes, a swimming pool and a spa. Silverknowes is in the catchment area for excellent state schools, as well as being ideally placed for some of the capital's finest independent schools. The area benefits from regular public transport links across the city and also enjoys swift access to the M8/M9 motorway networks, whilst Haymarket train station is just a short drive or bus journey away.





Floorplan



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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