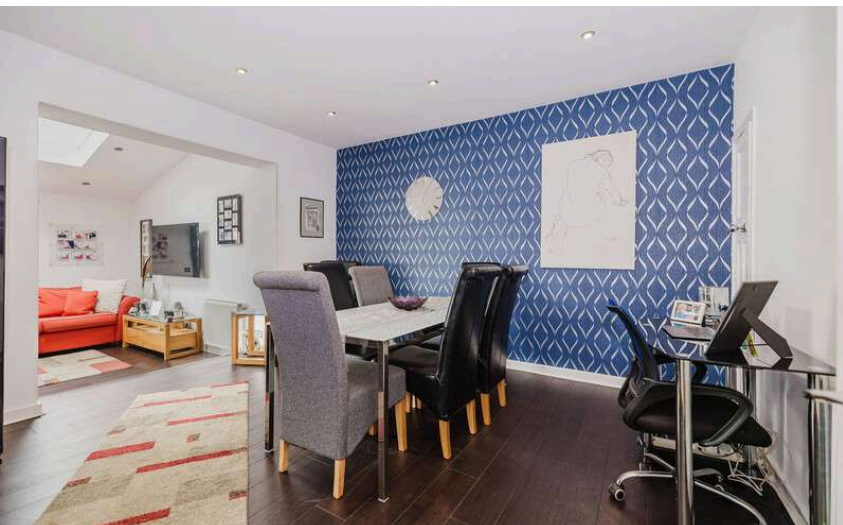


COULTERS[©]

22 SILVERKNOWES CRESCENT

SILVERKNOWES, EDINBURGH, EH4 5JE

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

22 Silverknowes Crescent is an attractive semi-detached home, set in a peaceful, residential neighbourhood close to the coast. Presented in excellent order throughout, the accommodation is set over two levels and has been extended to the rear to form a spacious family home. The extension has created a utility room and a beautifully bright sitting room with skylights and bi-folding doors that lead out to the large garden deck. There is an adjoining dining room and a stylish open plan kitchen with integrated appliances including a built-in Neff coffee machine.

Each side of the front of the property is home to double bedroom and these are served by a large, fully tiled family bathroom with jacuzzi bath and overhead shower. Upstairs, there are two good sized double bedrooms offering open views towards Fife, and with the principal bedroom having built-in wardrobes and a contemporary en suite.

KEY FEATURES



Extended semi detached property.



Four double bedrooms



Well-maintained private garden.



Private driveway with EV charge point.



Silverknowes beach & Cramond Promenade nearby.



Local shops & supermarkets in Davidson's Mains.



The property is fitted with gas central heating and double-glazed windows throughout.

Externally, the beautiful rear garden is fully enclosed and extensively decked. It is neatly kept and also has a lawn and garden shed. The front garden is predominantly paved, allowing for off street parking for multiple vehicles. There is an EV charge point attached to the front of the house.





THE LOCAL AREA

Silverknowes is a popular area northwest of Edinburgh's City Centre that enjoys excellent leisure and recreational opportunities with the picturesque Lauriston Castle, Silverknowes Beach, and Cramond foreshore nearby. Silverknowes Golf Course, The Royal Burgess Golf Course, and Barnton Park Lawn Tennis Club all offer further superb opportunities for outdoor recreation. There are a good variety of amenities to meet daily shopping needs in the villagelike neighbourhood of Davidson's Mains whilst larger shopping requirements are met at Craigleith Retail Park which houses a Sainsbury's and a Marks and Spencer. Well-regarded schooling includes Davidson's Mains Primary School and The Royal High Secondary School, and it is close to Fettes College, St George's School, and The Stewart's Melville Erskine Schools. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport all easily accessible.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may also be available via separate negotiation.







22 SILVERKNOWES CRESCENT, EDINBURGH, EH4 5JE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,402 SQ FT / 131 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.