



12 Silverknowes Southway,
Silverknowes, Edinburgh, EH4 5PX.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Cloakroom/WC.
- Generously proportioned living room.
- Open access to dining room.
- Patio doors to conservatory.
- Conservatory with French doors to south facing rear garden.
- Fitted kitchen with appliances
- Door providing access to rear garden with summerhouse.
- Upper landing with storage & access to attic.
- Two good-sized double bedrooms with fitted storage.
- Single bedroom with fitted storage.
- Bathroom with shower.
- Gas central heating,
- Double glazing.
- Alarm.
- Private garden to front.
- Driveway for two cars leading to garage.
- Enclosed garden at rear with access to garage.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An extended and well-presented semi-detached villa within the sought-after Silverknowes district of the city, perfectly positioned for access to a wide range of local amenities and a short journey of the north-west Edinburgh City Centre. The property would make an ideal family home in a great location.

LOCATION

The highly desirable suburb of Silverknowes is an established and sought-after residential area to the northwest of Edinburgh. Popular with families for its peaceful residential streets and highly regarded 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 the beach at Cramond. Local amenities are available in nearby Davidson's Mains providing all your day-to-day needs, including a Tesco and a good choice of coffee shops. More extensive shopping including Morrison's and Sainsbury's is available within a short drive, together with a great choice of retailers in nearby Craigmile Retail Park. The house is in the catchment for exceptional schools including Davidson's Mains Primary and Royal High School. Excellent local bus services take you into the city centre and surrounding areas and there is easy access onto the city bypass and the motorway network beyond.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 3 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 6.3 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE, TUMBLE DRYER AND FURTHER FRIDGE FREEZER WITHIN THE GARAGE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE SUMMER HOUSE IN THE REAR GARDEN, GARDEN SHED, AND GARDEN FURNITURE WILL ALL BE INCLUDED IN THE FOR-SALE PRICE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.





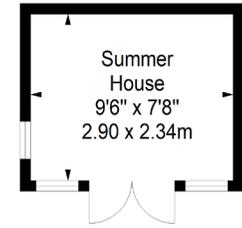
**Silverknowes Southway,
Edinburgh,
Midlothian, EH4 5PX**



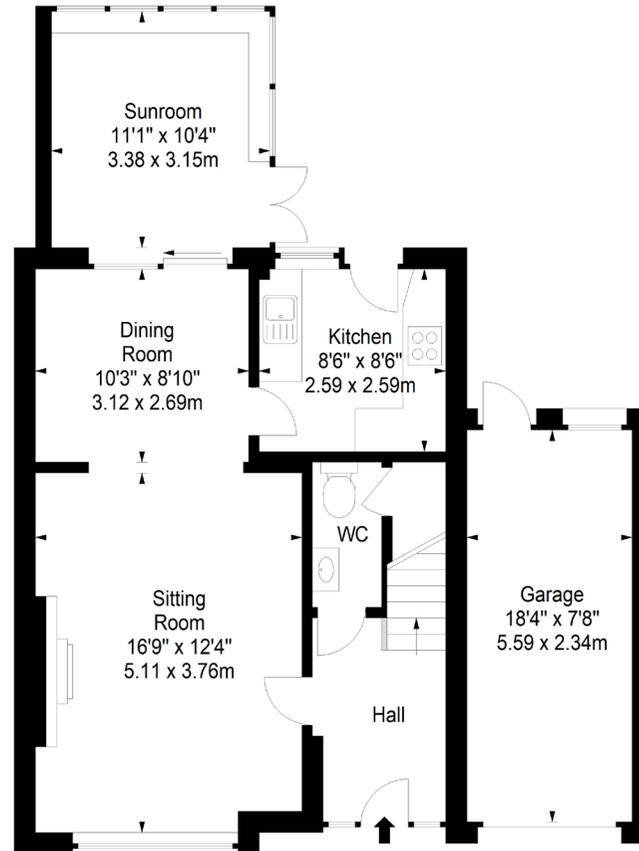
Approx. Gross Internal Area
1117 Sq Ft - 103.77 Sq M
Garage & Summer House
Approx. Gross Internal Area
215 Sq Ft - 19.97 Sq M
For identification only. Not to scale.
© SquareFoot 2026



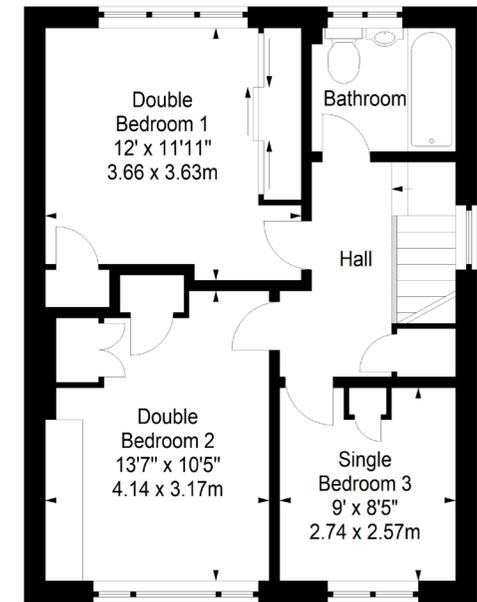
**ENERGY PERFORMANCE
CERTIFICATE RATING D**



Ground Floor



Ground Floor



First Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.