



70 Salvesen Gardens, Edinburgh, EH4 5JR

Tastefully Presented and Flexible Three Bedroom, Semi-Detached Home with Gardens & Double Driveway

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Property Description

Tastefully presented, spacious and flexible three/four-bedroom, semi-detached family home with gardens and a double driveway. Set on a corner plot, located in the desirable residential area of Silverknowes, north west of Edinburgh city centre.

Comprises an entrance hall, an open-plan kitchen/dining and family living room, three double flexible bedrooms, a family bathroom, a shower room and a converted loft.

The spacious living space features patio doors and an impressive skylight window, and a luxury kitchen with quartz worktops. Further highlights include quality fitted bathrooms, contemporary flooring and lighting, and underfloor heating throughout the ground floor.

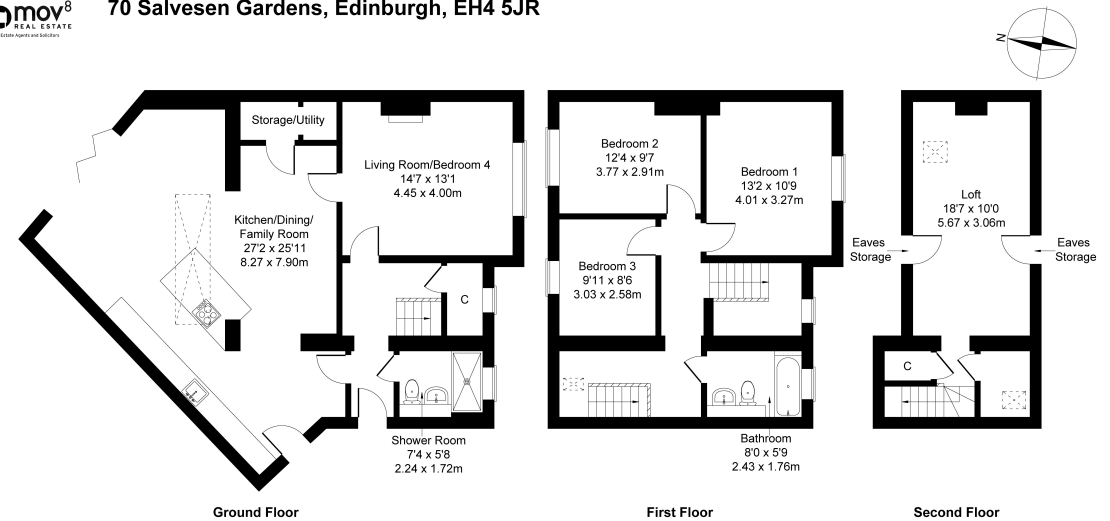
In addition, there is gas central heating, double glazing, solar panels with battery, and a separate utility/store cupboard. Landscaped side and rear gardens feature low-maintenance artificial turf, a sandstone patio with a built-in gas firepit, an in-ground trampoline, and a three-car monoblock driveway.

Welcoming you into the property, you are led through to the kitchen, finished with contemporary carpeted flooring throughout and patio doors providing direct access to the private garden, creating an ideal space for entertaining guests. The kitchen has been finished to a modern standard with stylish dark blue units, sleek Quartz worktops, an integrated oven, induction hob with canopy above, Quooker instant hot water tap, dishwasher and fridge freezer. A breakfast bar with cupboards on either side maximises storage space, while pop-up electric sockets, under-unit lighting and an overhead skylight add both practicality and style. Just off the kitchen is a useful utility room housing the washing machine for added convenience. The living room continues the matching carpeted flooring and features a fireplace, creating a warm and comfortable atmosphere.

Towards the front of the property, there is a shower room providing additional convenience. Leading to the first floor, you will find access to bedrooms one, two and three, all finished to a modern standard with carpeted flooring and light, neutral décor. Bedrooms one and two benefit from generous proportions, allowing ample space for freestanding furniture. Completing the property is the family bathroom, fitted with a three-piece suite comprising a bath with shower over and a ladder-style radiator. The property also benefits from a loft, providing additional flexibility for storage.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Silverknowes is a well-established residential neighbourhood situated north-west of Edinburgh city centre. Local amenities are available along Silverknowes Road, with further conveniences in the nearby village of Davidson's Mains, including a Tesco Metro, Boots, banks, and a post office. Craigleith Retail Park is also within easy reach, offering a wider range of high-street stores such as Sainsbury's, Marks & Spencer, and Homebase.

area benefits from access to scenic open spaces and walking routes at Cramond Shore and Corstorphine Hill. A variety of highly regarded state and private schools cater to all educational levels. For commuters, the A90 provides a direct route north to the Forth Road Bridge, while the city bypass is approximately four miles away, ensuring good road connections.





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