



49 SILVERKNOWES GARDENS

Silverknowes, Edinburgh, EH4 5ND



1

Public Room



3

Bedroom



2

Bathroom

49 SILVERKNOWES GARDENS

Tucked away in a modern cul-de-sac in popular Silverknowes, this attractively presented extended, mid-terraced house offers stylish, well-balanced accommodation with excellent flexibility for contemporary family life. A welcoming entrance hall with fitted storage sets the tone for the bright and thoughtfully arranged interiors, leading into a sunny living room that provides a comfortable space for relaxing and unwinding. At the heart of the home, the impressive skylit dining kitchen creates a naturally bright and sociable setting for everyday life and entertaining. Modern fitted units, integrated appliances and a central island combine practicality with a clean, contemporary finish, while generous space for dining makes this a particularly versatile room. French doors open directly onto the rear garden, creating a seamless connection between the kitchen and outdoor space and making summer dining and entertaining especially easy. Upstairs, the accommodation comprises two generous doubles, both offering comfortable proportions, alongside a flexible third bedroom that could equally serve as a nursery, home office, dressing room or occasional guest bedroom. A modern family bathroom adds further appeal, featuring an overhead shower, freestanding basin, vanity storage and contemporary finishes. A further highlight is the handy ground-floor wet room, thoughtfully fitted with a rainfall shower, wall-hung mirror and WC, providing valuable flexibility for busy households and guests alike.







FEATURES

- Extended mid-terraced modern house in Silverknowes
- Quiet cul-de-sac location
- Beautifully presented modern interiors
- Welcoming entrance hall with fitted storage
- Bright sunny living room
- Skylit diningroom/ kitchen with modern appliances
- Doors opening directly to the rear garden
- Two spacious double bedrooms
- Versatile third bedroom
- Modern family bathroom
- Private front and rear gardens
- Private driveway and double glazing
- Access to rear of the property via side path

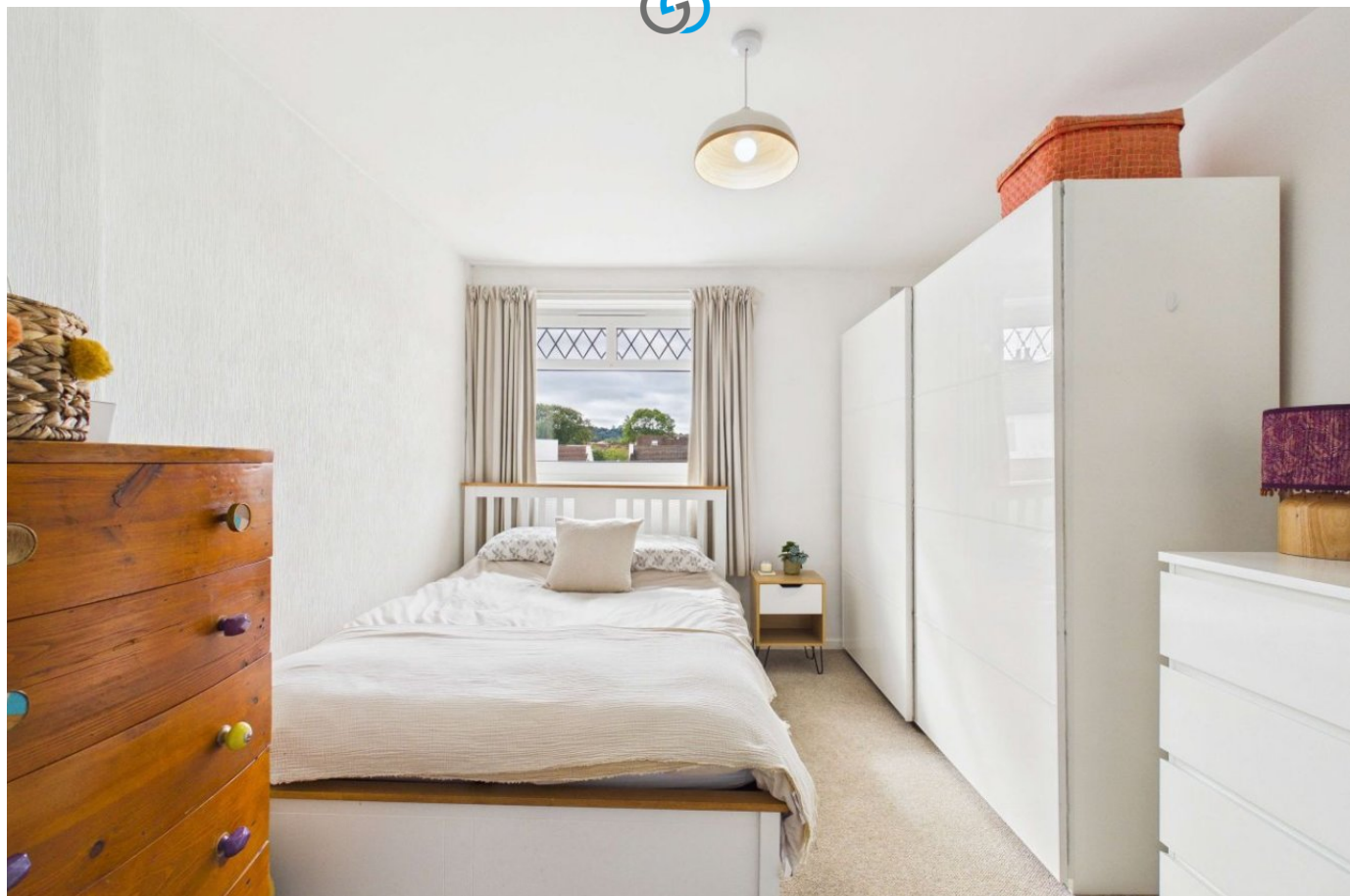


**CLICK
HERE**

TO TAKE A VIRTUAL
TOUR OF THE
PROPERTY

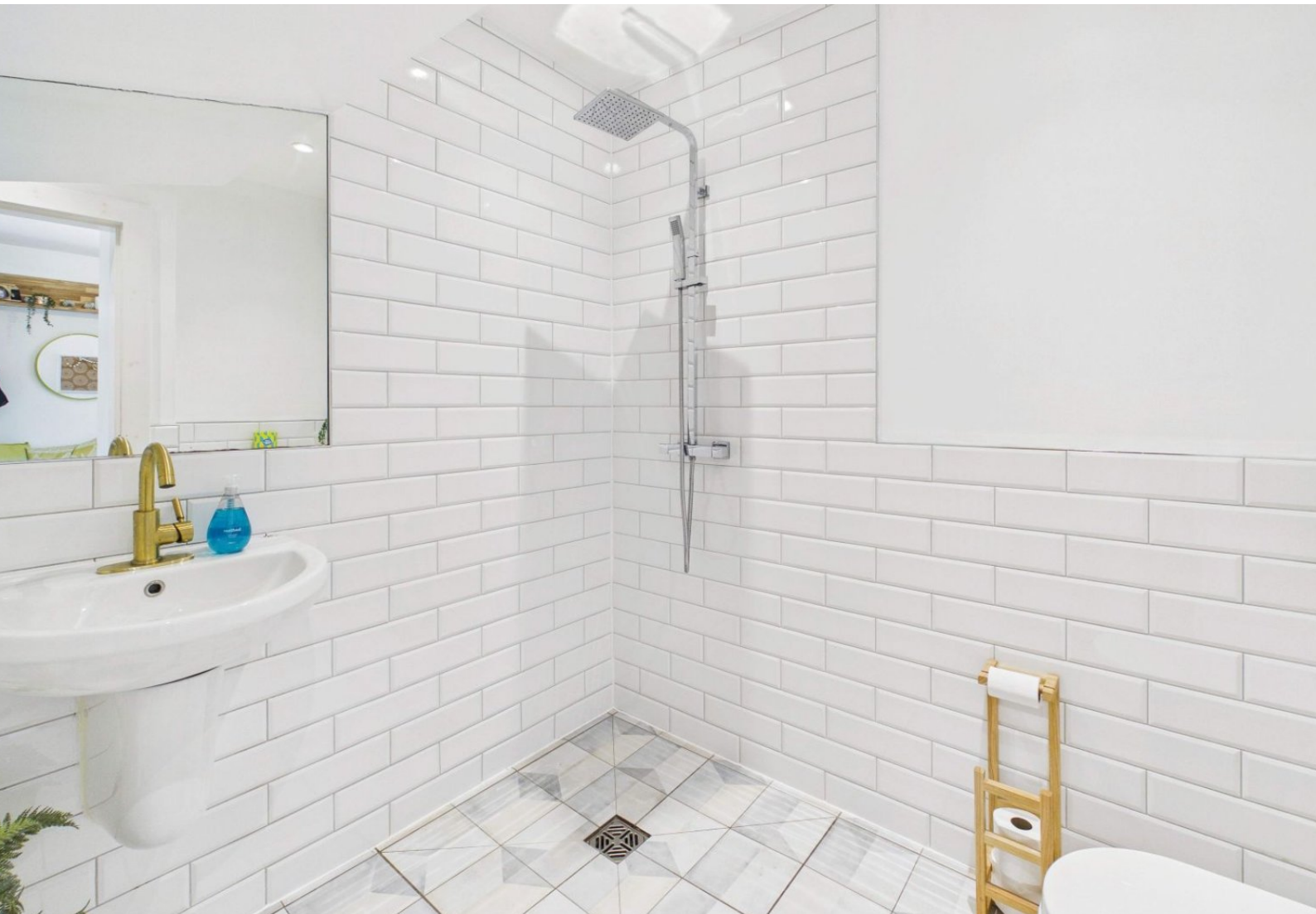






Outside, the property benefits from private gardens to the front and rear, providing welcome outdoor space for relaxing and family life. A private driveway offers convenient off-street parking. Silverknowes is a well-established residential area offering a peaceful setting with excellent access to local shops, schools, and parks. The nearby waterfront and Cramond provide opportunities for scenic walks, while convenient transport links connect the area with central Edinburgh.

Extras: all fitted floor coverings, light fittings and integrated appliances are included in the sale.



“Ultra-modern dining kitchen opening to the generous lawned garden with a deck, mature planting and established trees .”







SILVERKNOWES

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 Craigleith 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.

VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

EPC
RATING

C

COUNCIL
TAX BAND

D

FLOORPLAN



[@gilsongrayprop](#) [gilson gray property](#) [gilson gray property](#) [@gilsongrayprop](#)



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.