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Offers Over

£425,000

15 Silverknowes View

Silverknowes | Edinburgh | EH4 5PT

An excellent opportunity has arisen to acquire this impressive and generously proportioned three-bedroom detached villa, pleasantly positioned within the popular Silverknowes area of Edinburgh. Boasting a single garage, a multi-car driveway and generous private gardens, the property is ideally suited to growing families. Excellent local amenities, reputable schooling and convenient transport links are all readily accessible.

 3 bedrooms

 2 public rooms

 1 bathroom

 Private gardens

 Garage & driveway

 EPC Band - C

 Council Tax Band - F



Description

A welcoming entrance hallway provides access to the accommodation, together with a handy understairs storage cupboard. The bright and airy lounge/diner enjoys a dual aspect outlook, allowing plenty of natural light to flow throughout the space. Double doors lead through to the conservatory, a versatile additional reception area offering flexible use as a sitting room, dining space or garden room. French doors provide direct access to the rear garden. The well-appointed kitchen is fitted with a range of integrated and freestanding white goods, complemented by partial tiling to the splash areas, under-unit lighting and a floor heater. The first-floor landing provides access to the attic via a Ramsay ladder. The attic is partially floored, offering useful additional storage. The principal bedroom is a good-sized double room enjoying a dual aspect to the rear and side, together with fitted wardrobes. Bedroom two is another well-proportioned double room, also benefiting from a dual aspect outlook and ample space for freestanding furniture. Bedroom three has been thoughtfully divided to create a separate dressing or study area, offering added flexibility. The room further benefits from an integrated storage cupboard, while a shelved linen cupboard provides additional practicality. Completing the accommodation is a bathroom fitted with a shower over the bath, full wall panelling and a heated towel rail.



Further benefits include gas central heating, double glazing, security alarm system and CCTV cameras, which will remain with the property.

Gardens & Parking

Externally, the property enjoys a private front garden featuring a well-maintained lawn, mature planting and a hedge border. The generous rear garden is a particular highlight, featuring a lawn, slabbed patio area and a desirable west-facing aspect, making it an excellent space to relax and enjoy the afternoon and evening sunshine. An outdoor tap and garden shed add further convenience. A multi-car driveway provides ample off-street parking and leads to a single garage.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, hood, and dishwasher, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





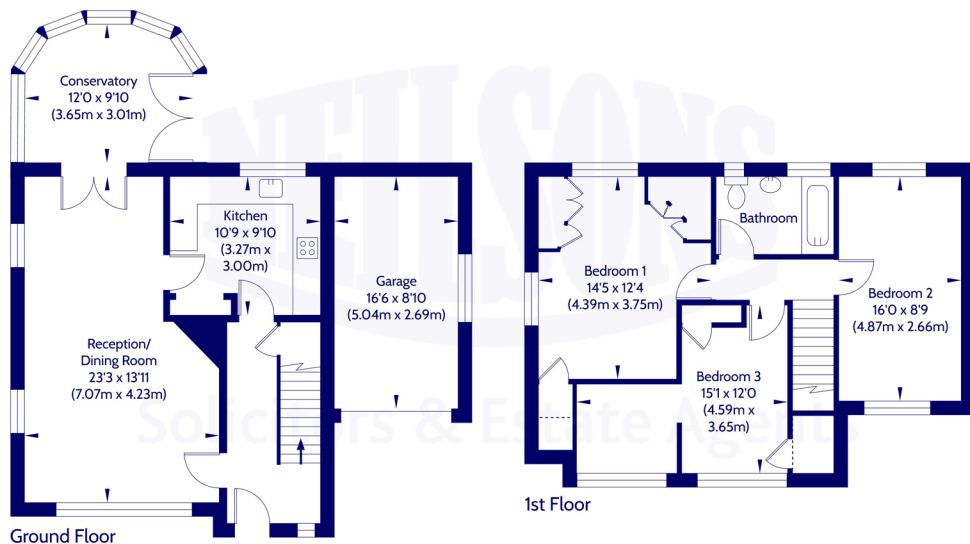
Location

Ever popular Silverknowes lies to the northwest of Edinburgh city centre next to the high amenity former village of Davidson's Mains, which retains a welcoming community feel, centred around a bustling main street offering an excellent selection of local shops, services, cafés, pubs and takeaways. The area is particularly popular with families, lying within the catchment for highly regarded schools including The Royal High School, and providing easy access to the city centre, city bypass and Edinburgh Airport. Everyday shopping is well catered for with a Tesco supermarket just a short walk away, while Craigleith Retail Park is within easy reach for a wider choice of supermarkets and high-street stores. Regular bus services offer swift links to the city and beyond, and the area boasts a wealth of recreational opportunities. Davidson's Mains Park and Lauriston Castle are both nearby, offering open green spaces and scenic walks with the beach and Cramond foreshore also close at hand. Golf enthusiasts are particularly well served, with a choice of prestigious courses nearby including Bruntsfield Links, The Royal Burgess and Silverknowes Golf Course.





Approx. Gross Internal Floor Area 112 Sq M / 1212 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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