

ELP Arbuthnott McClanachan
solicitors & estate agents

42 SILVERKNOWES ROAD EAST

Silverknowes, Edinburgh, EH4 5PW

Impressive, and in walk-in condition

Four-bedroom, detached home

Beautifully reconfigured to create an exceptional family home, this impressive four-bedroom detached property in the popular Silverknowes area is in true walk-in condition. Finished to a high standard throughout, the property offers generous, flexible accommodation, stylish contemporary interiors and excellent outdoor space, making it an ideal home for modern family living. The welcoming entrance hall leads to a bright and sunny front-facing lounge, enjoying an outlook over the front garden. Undoubtedly the heart of the home is the stunning dining kitchen, fitted with recently installed cabinetry complemented by attractive composite worktops and a range of integrated appliances. There is ample space for family dining, while sliding doors provide a lovely connection to the rear garden, allowing natural light to flood the room and creating an ideal space for both everyday living and entertaining. There is a generous utility room, fitted with built-in storage and incorporating appliances and the boiler. An external door provides access to the rear garden. A particularly appealing feature is the spacious double bedroom on this level, with built-in wardrobe and its own stylish en-suite shower room. This versatile room would be ideal for guests, a home office or those seeking convenient ground-floor accommodation. On the upper floor, the principal bedroom benefits from a built-in wardrobe and a contemporary en-suite shower room. There are two further well-proportioned double bedrooms, one enjoying a double-aspect outlook and the other offering excellent storage. Completing the accommodation is a beautifully appointed family bathroom, featuring attractive tiling, a vanity unit and a rain shower. Accessed from the landing, a large attic space provides valuable additional storage via a Ramsay ladder. To the front is an attractive garden together with a paved driveway providing off-street parking. Side access leads through to the enclosed rear garden, which offers a lovely combination of lawn and seating areas, complemented by mature trees and a useful garden shed.

Key Features

Entrance hall
Lounge
Dining kitchen
Utility room
Four double bedrooms, two with ensuites
Family bathroom
Large attic with Ramsay ladder
Double glazing and gas central heating
Gardens to the front and rear
Driveway









Silverknowes

Silverknowes is an extremely sought-after residential district to the north of Edinburgh within easy reach of the city centre. Excellent local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craigleith retail parks. Well regarded local schooling is available at nursery, primary and secondary levels. Regular bus services operate to and from the city centre and for those who commute throughout the region there are excellent access routes to Edinburgh city bypass, the M8/M9 motorway system and Queensferry Crossing. Leisure facilities include established clubs and organisations, a golf course and Health and Sports Club.

Extras

All fitted floor coverings, blinds, light fittings, double oven, hob, fridge freezer, dishwasher, washing machine, tumble dryer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£575,000

EPC Rating

C

Tenure

Freehold







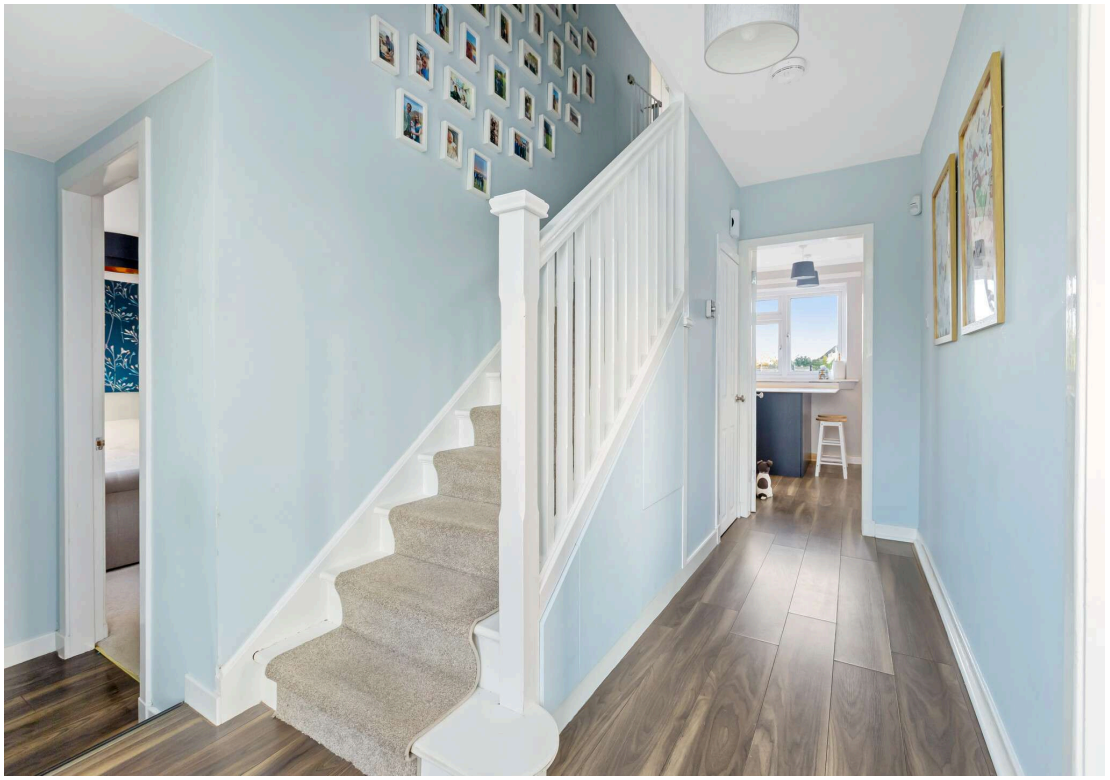






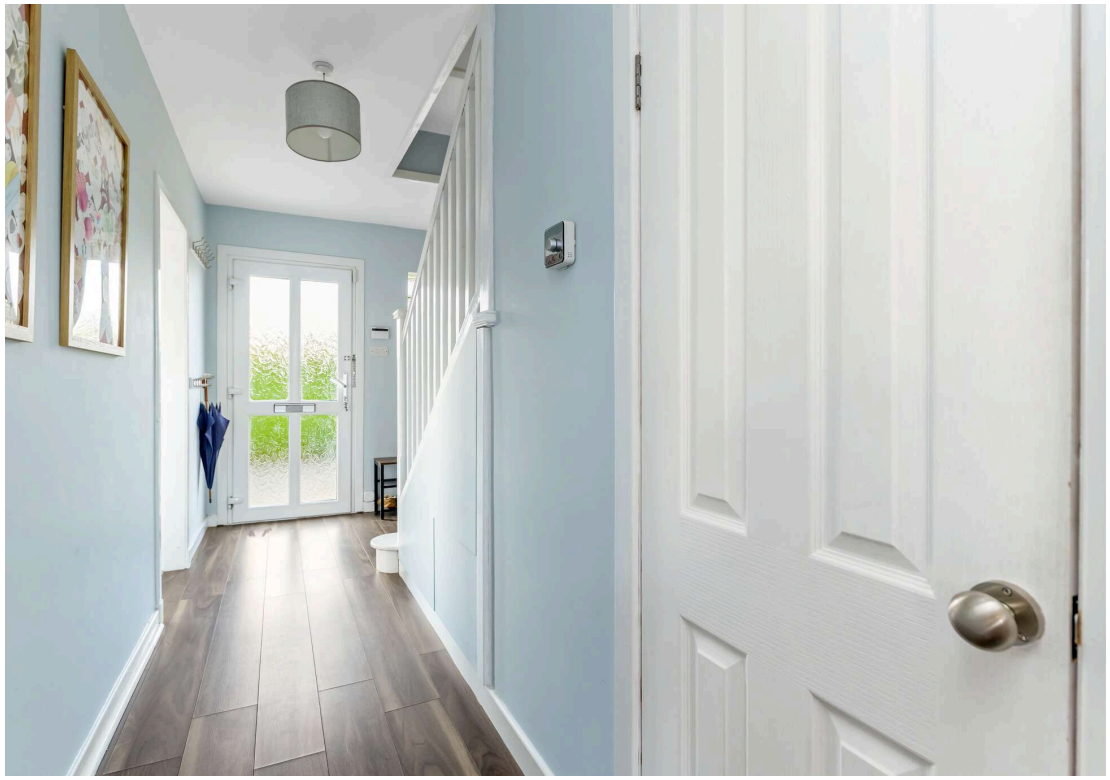


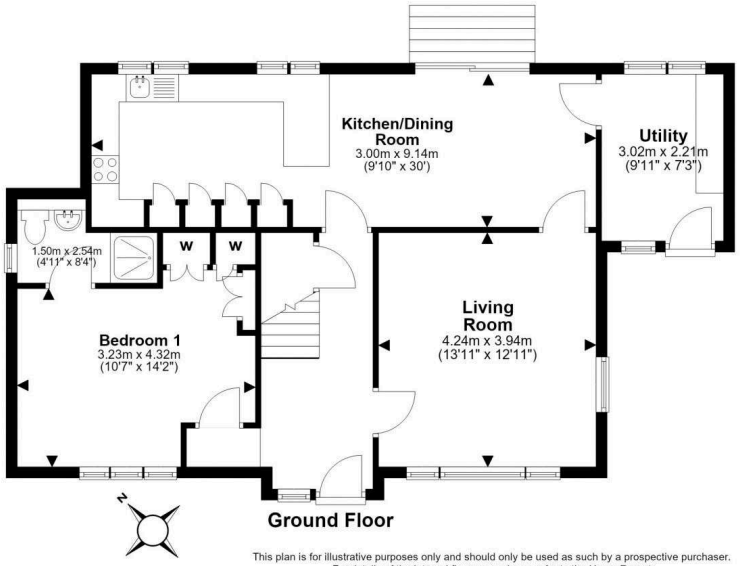


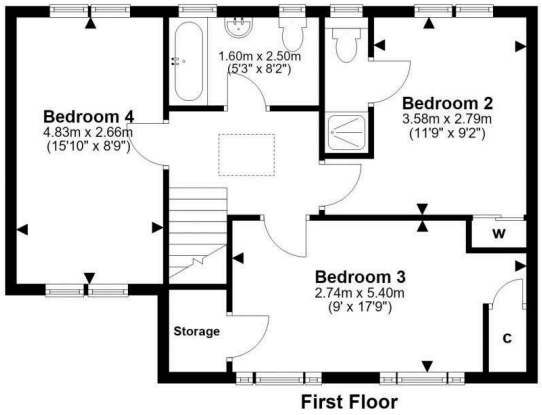












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.





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