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Offers Over

£415,000

32 Silverknowes Terrace

Davidson's Mains | Edinburgh | EH4 5HL

An excellent opportunity has arisen to acquire this impressive and well-proportioned semi-detached house, offering superb family accommodation in a highly sought-after location. The property further benefits from a sunny, sheltered southwest facing garden and is ideally situated close to excellent schools, local amenities and transport links.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation has been upgraded to an excellent standard by the present owner, creating an appealing family home that is ideally suited to growing families seeking spacious living in a sought-after location. The ground floor comprises a welcoming entrance porch leading to a hallway with useful under-stair storage, a bright and airy bay-windowed reception room, and a spacious extended dining room/second family room featuring French doors opening onto the rear garden. The stylish, modern fitted kitchen is equipped with appliances and is complemented by a convenient WC and a further door providing direct access to the garden. On the upper floor, a spacious landing provides access to a partially floored attic via a hatch. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, a further generously sized third double bedroom, and a contemporary bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating, with a new boiler installed in 2024, and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the cooker, fridge/freezer, washing machine and dishwasher.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained southwest facing garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

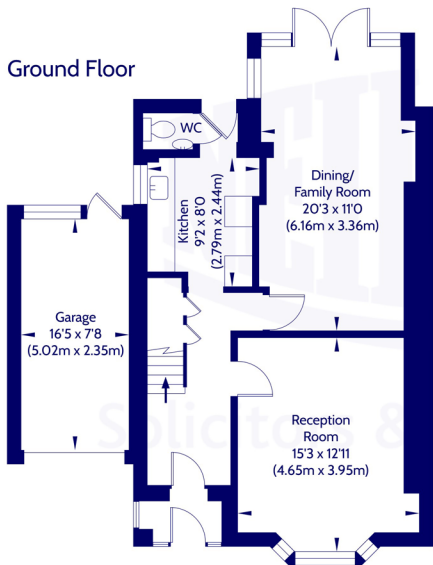
Silverknowes Terrace enjoys a peaceful setting running parallel to Cramond Road South, within the highly sought-after district of Davidson's Mains, to the northwest of Edinburgh city centre. This charming former village retains a welcoming community feel, centred around a bustling main street offering 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 Craighleith 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.



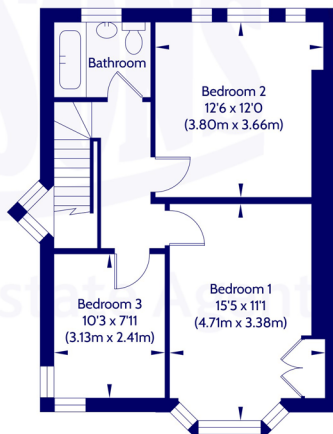


Approx. Gross Internal Floor Area 110 Sq M / 1191 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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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