



# 44

**44 SILVERKNOWES TERRACE  
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EDINBURGH  
EH4 5HJ**

This extended semi detached villa provides an ideal family home and forms part of a popular residential estate which is close to excellent local amenities and within easy reach of the City Centre.

Entrance porch, reception hallway, downstairs shower room, lounge, dining room, dining kitchen, three double bedrooms, study/bedroom four and family bathroom.

Gas central heating and double glazed.  
Gardens, driveway and garage.

Offers Around £270,000





#### GENERAL DESCRIPTION

This extended semi detached villa provides an ideal family home and forms part of a popular residential estate which is close to excellent local amenities and within easy reach of the City Centre. Internally the property boasts spacious rooms comprising; an entrance porch with door to the reception hallway which has staircase to the upper floor. The lounge has front facing bay window and fireplace. The separate dining room has window to the rear overlooking the garden. The dining sized kitchen forms part of the extension to the rear with windows and door overlooking and leading out on to the garden. A double bedroom and single bedroom/study also forms part of the extension as does a downstairs shower room. The upper hall provides access to both remaining double bedrooms and the family bathroom. Externally the front garden is mainly paved with various planted areas and has driveway leading to the garage. To the rear there is a good sized fully enclosed garden which displays lawn with sun patios and mature planted areas.

#### SITUATION

The Silverknowes district of the City has a thriving community and the property is well placed for local services and amenities including local shops nearby in Davidson's Mains. There are excellent schools which include Davidson's Mains Primary School and the Royal High School. Leisure and recreational facilities are nearby along with popular restaurants and supermarkets. Some of Edinburgh's finest golf courses are in the area which include Silverknowes Golf Course, Bruntsfield Links and Royal Burgess. Nearby Cramond provides lovely walks along the coastline and beachfront and there is regular public transportation available into the City Centre and surrounding districts. The property is ideally placed for commuting into the City Centre and surrounding areas including the Gyle and Edinburgh Business Park, links to the A720 City Bypass and central motorway network which allows speedy access further afield. In summary an ideal family home in a highly regarded district, therefore early viewing is essential to fully appreciate the location and quality of accommodation on offer.





#### ACCOMMODATION

(All sizes approximate & at widest point)

#### LOUNGE

15'8" x 11'5"      4.77m x 3.50m

#### DINING ROOM

11'11" x 11'0"      3.64m x 3.36m

#### DINING KITCHEN

15'6" x 12'0"      4.72m x 3.67m

#### BEDROOM 1

15'8" x 9'9"      4.77m x 2.97m

#### BEDROOM 2

12'1" x 11'0"      3.70m x 3.36m

#### BEDROOM 3

10'11" x 9'3"      3.33m x 2.83m

#### BEDROOM 4 / STUDY

13'5" x 5'10"      4.09m x 1.80m

#### SHOWER ROOM

6'4" x 4'1"      1.94m x 1.25m

#### BATHROOM

6'1" x 6'0"      2.11m x 1.84m

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**Ground Floor Plan**



**First Floor Plan**

Schematic Diagram only - Not to scale

**ENTRY**

By Arrangement.

**VIEWING**

By appointment contact 0131 336 5652 or Russel + Aitken on 0131 20 20 600.

**PRICE**

Offers around £270,000.

**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.