




McEwan Fraser Legal

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29 Silverknowes Terrace

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The Location

The property is well placed for access to all local amenities within the Silverknowes and Davidson's Mains areas. There are excellent local schools within these areas including Davidson's Mains Primary School and the Royal High School.

There are also a variety of popular restaurants, supermarkets, leisure and recreational facilities close by. These include Sainsbury's supermarket at Craigleith retail park as well as some of Edinburgh's golf courses, Silverknowes, Royal Burgess and Turnhouse.

Nearby Silverknowes and Cramond provide lovely walks along the coastline and the beaches of the Firth of Forth.

There are also regular bus services which provide ease of commuting in and around the surrounding areas and to Edinburgh city centre which is a relatively short journey away. Access to the City Bypass is within easy reach which in turn provides access to all major routes in and around the city.



29 Silverknowes Terrace

This spacious four bedroom detached bungalow with integral garage is an ideal family home. Situated within a short walking distance of Davidson Mains. Recently redecorated, the property is in move-in condition but also allows enough opportunity to put your own stamp on it. Primary access is via the paved driveway, making access for those with disability simple, with side access to the rear of the property.

The property internally is refreshingly spacious, with an open plan kitchen/dining/family room extension as the hub of the house, found to the rear of the property, this room features a private outlook to the rear garden.

The property briefly comprises, entrance vestibule, hallway with storage cupboards, front lounge with feature fireplace and bay window, from this room access via a stairway takes you to the attic bedroom with ample headroom and floor space in

this, bright oversized room. There is also ample under eaves storage on the first floor. Returning to ground level, three good sized bedrooms are off the hallway, each has ample space for free-standing furnishings, with one to the front of the property the other two family bedrooms to the rear, with a contemporary family shower/bathroom to the right complete's the original part of the ground floor.

Stepping through the rear hallway takes you into the family kitchen and split-level living area. With a modern kitchen, featuring, double oven, microwave, an island which homes the 5-stage gas hob, and generous amounts of prep and storage space, this is the perfect kitchen for entertaining and modern family life. Down a short flight of steps, is the family dining or snug area, with sliding patio doors to the rear garden patio. There is also a small porch, utilised as a utility room.





The cloakroom meets you before the entrance hallway and the stairway into the attic conversion. The property boasts a fantastic living room facing the front garden, the room features dual aspect windows, bay window and marble surround gas fireplace. A large bedroom is sited next door and shares the

aspect to the front garden. The attic has been converted into the main bedroom and has a handy en-suite shower room.

The rear garden is tidy and includes two garden sheds.



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	7.55m (24'9") x 3.13m (10'3")
Dining Area	3.96m (13') x 2.79m (9'2")
Utility	2.15m (7'1") x 1.69m (5'7")
Bedroom 1	7.40m (24'3") x 4.60m (15'1")
En-suite	1.70m (5'7") x 1.66m (5'5")
Bedroom 2	4.40m (14'5") x 3.03m (9'11")
Bedroom 3	3.90m (12'10") x 3.65m (12')
Bedroom 4	3.63m (11'11") x 2.84m (9'4")
Bathroom	2.54m (8'4") x 1.34m (4'5")

Gross internal floor area (m2): 130m² | EPC Rating: D

Improvements carried out on the property approx. March 2019

includes. Interior: redecoration, repainting of interior doors, including replacing of door handles and upgrades to the ensuite.

Exterior: perimeter fences, garden sheds, window sills, front and back garage doors and the house itself all repainted, upgrades made to the landscaping, including new chips and slabs and repairs made to guttering.

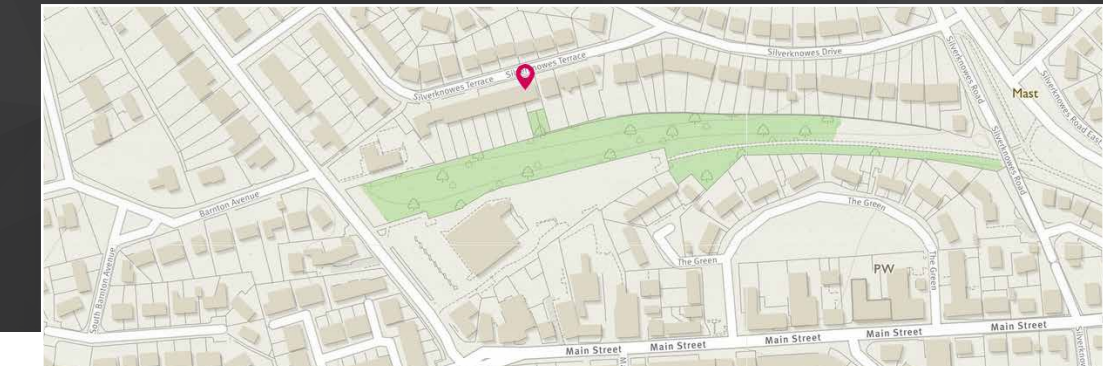


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