

# 49 Silverknowes Eastway

EDINBURGH, EH4 5NE



*MODERN THREE BED MID-TERRACED HOUSE IN  
THE SILVERKNOWES AREA OF EDINBURGH*



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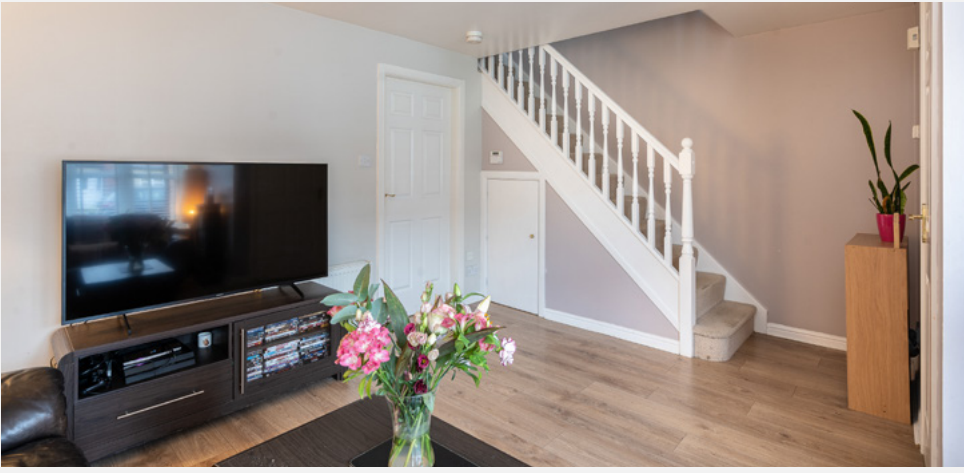
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McEwan Fraser is delighted to present this modern three bedroom mid-terraced house to the market. The property is presented to the market in good order and is an ideal starter home for a young family. Internally, the property benefits from two double bedrooms, further single bedroom, en-suite shower room, family bathroom, dining kitchen, ground floor WC and a spacious lounge. Externally, there is off-street parking for two cars and a landscaped rear garden. Early viewing is highly recommended.

The accommodation is focused on the neutrally finished lounge which boasts ample natural light and stylish laminate flooring. With the staircase to the first floor tucked to one side, there is no main hallway which gives the lounge plenty of floor space to accommodate a variety of different furniture configurations. The flexibility gives plenty of scope for an incoming purchaser to create their ideal entertaining space. A door to the rear of the lounge opens into the dining kitchen which runs the full width of the property. The kitchen includes a full range of base and wall mounted units which give ample prep and storage space. There are a range of integrated appliances including a double oven, gas hob, fridge freezer and washing machine. There is space for a dining table adjacent to the patio door which opens onto the rear garden.

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the lounge



Kitchen/diner





Climbing the stairs, the master bedroom faces the rear of the property for extra peace and quiet. This is a generous bedroom with integrated wardrobe and a well presented en-suite shower room. There is also plenty of floor space for supporting free-standing bedroom furniture. The second double bedroom overlooks the front of the property and also includes an integrated wardrobe. The third bedroom is a very generous single which makes for a lovely nursery which could easily be re-purposed as a home office. The accommodation on this floor is completed by the family bathroom which is partially tiled and includes a white three-piece suite.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.



**bedroom 1 & en-suite**



**bedroom 2**

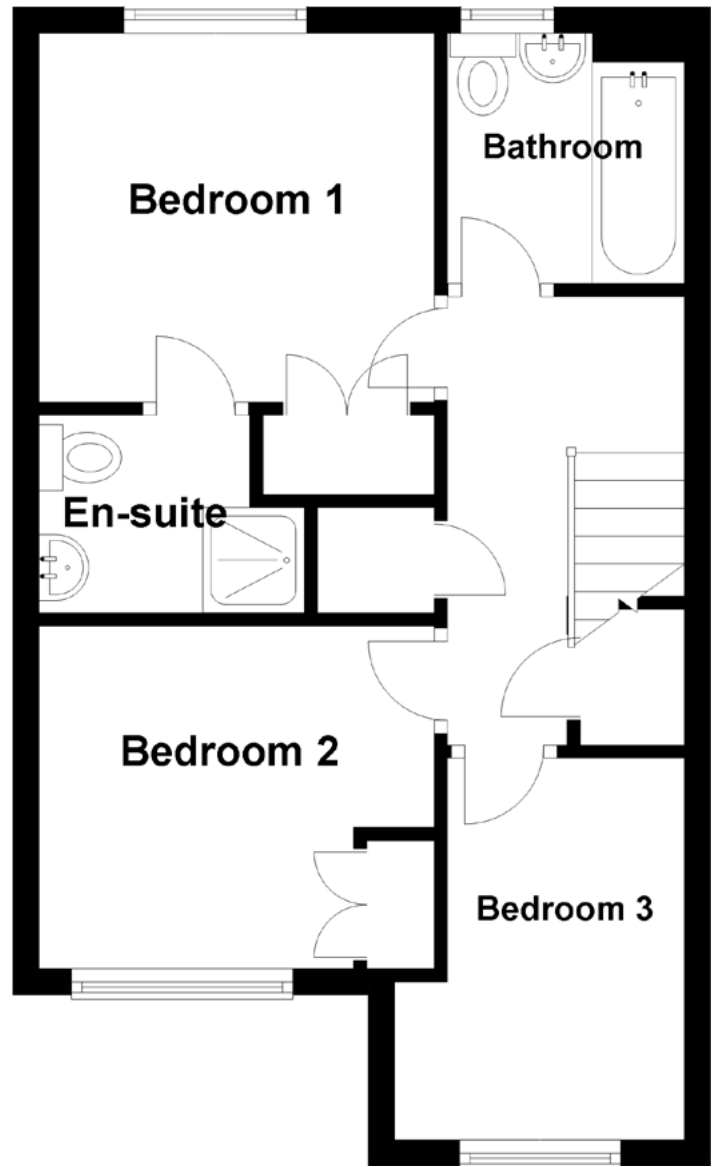
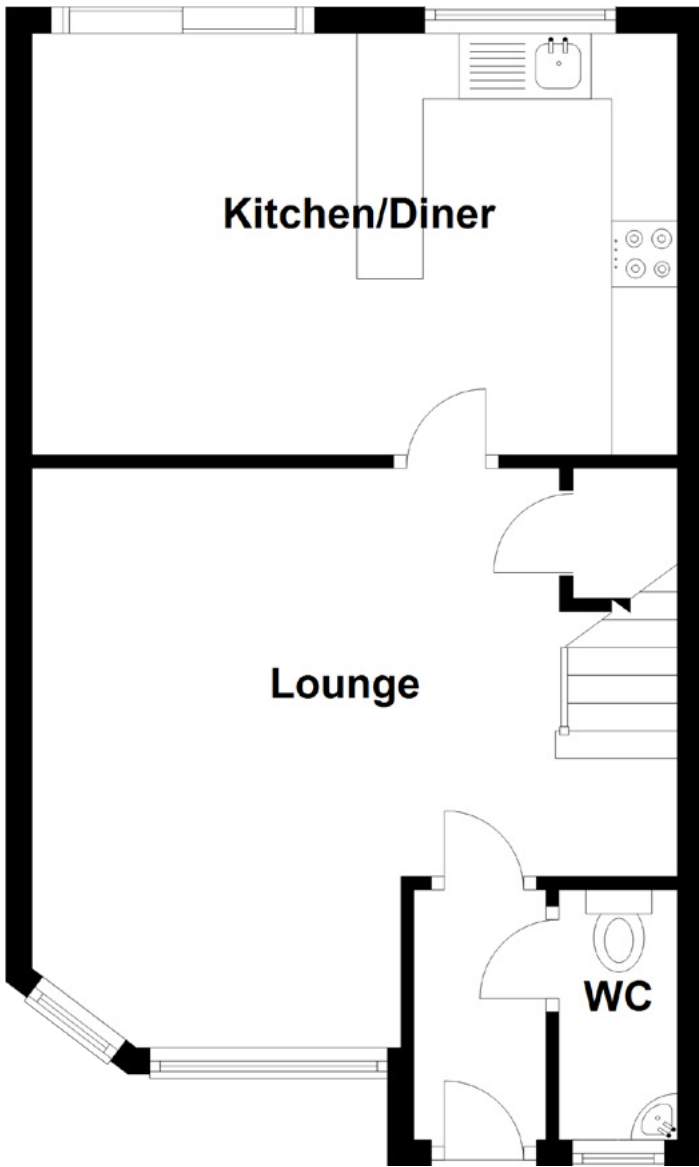




**bedroom 3**





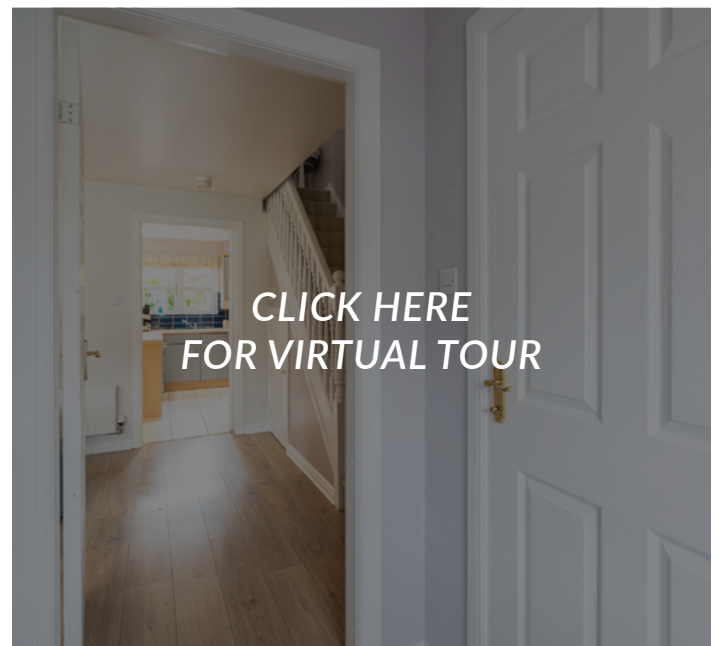


Approximate Dimensions  
(Taken from the widest point)

|               |                               |
|---------------|-------------------------------|
| Lounge        | 4.90m (16'1") x 4.40m (14'5") |
| Kitchen/Diner | 4.90m (16'1") x 3.20m (10'6") |
| WC            | 1.90m (6'3") x 0.90m (2'11")  |
| Bedroom 1     | 3.00m (9'10") x 2.80m (9'2")  |
| En-suite      | 1.60m (5'3") x 1.50m (4'11")  |
| Bedroom 2     | 3.00m (9'10") x 2.60m (8'6")  |
| Bedroom 3     | 2.90m (9'6") x 2.20m (7'3")   |
| Bathroom      | 1.90m (6'3") x 1.80m (5'11")  |

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: C



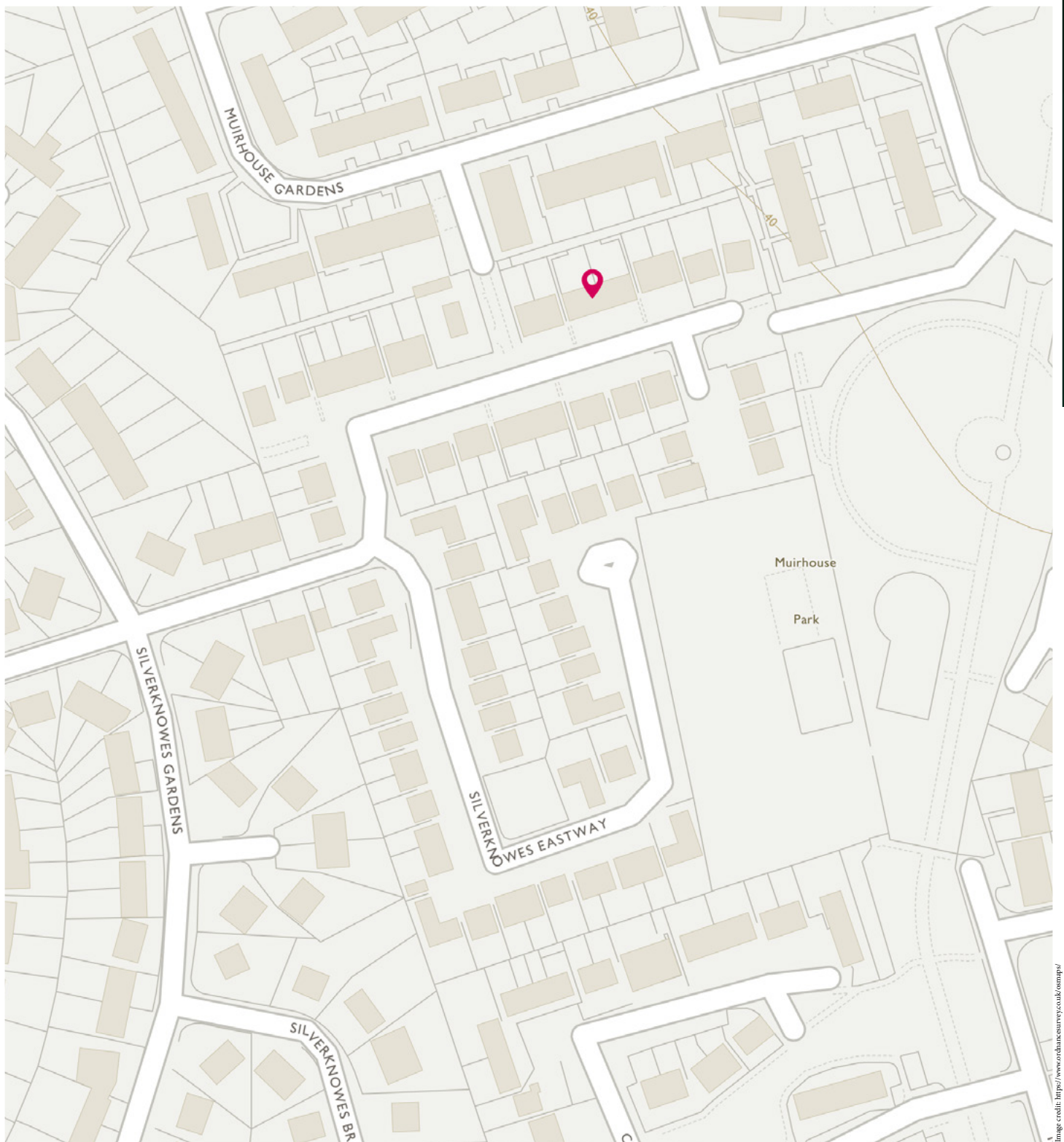


Silverknowes is an established residential area north-west of Edinburgh centre. Local shops can be found on nearby Silverknowes Road, whilst there is a Tesco Metro, Boots and a bank in the nearby village of Davidson's Mains. Also within close proximity is Craigleith Retail Park, which offers a wide choice of high-street stores. With the fine walks and open spaces of Cramond shore and Corstorphine Hill, the area also benefits from a selection of well-regarded private and state schools at all levels. The A90 leading north to the Forth Road Bridge, is easily accessible, whilst the city bypass is approximately four miles away.

There are excellent local schools within these areas including Davidson Mains Primary School and the Royal High School.

## The Location





# McEwan Fraser Legal

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