

# 13 Silverknowes Court

SILVERKNOWES, EDINBURGH, EH4 5LX



*THREE-BEDROOM SEMI-DETACHED HOUSE WHICH HAS  
A SUBSTANTIAL REAR EXTENSION AND A FLOORED ATTIC*



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Part exchange available! McEwan Fraser is delighted to present this beautiful three-bedroom semi-detached house which has a substantial rear extension and a floored attic. Likely one of the largest houses of its type in the area, the property is presented in excellent condition and benefits from gas central heating, double glazing, a garage, and a substantial rear garden. The property falls within the catchment area for The Royal High School and Davidson's Mains Primary School.

Entering the property, you find a handy vestibule that opens into a welcoming main hallway. The quality of the finish in the hallway is the first clue to the superb standard of finish throughout the house. The living room is on your left and boasts huge levels of natural light and a feature fireplace that creates a natural focal point. There is plenty of space for a variety of different furniture configurations which will give the new owner flexibility to create their ideal entertaining space.

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# The Lounge



Moving along the hall, you find the full-width dining/kitchen that benefits from a substantial rear extension. The floor space on offer can easily accommodate a large dining table and additional sofas which gives plenty of potential for a true family kitchen. The dining area has French doors opening onto the rear garden. The kitchen enjoys a good range of base and wall-mounted units giving ample prep and storage space for the aspiring chef. A gas hob and a double oven are integrated. Further space is provided for free-standing appliances.









Moving upstairs, the first-floor landing gives access to three bedrooms and the family bathroom. Bedroom one is a large double bedroom that overlooks the front of the property. There is plenty of space for a large frame bed and plenty of supporting furniture. Bedroom two is a further large double that overlooks the rear garden. Bedroom three would make an ideal home office or dressing room and it has a fixed ladder giving access to a large floored attic. The accommodation is completed by the bathroom which is tiled and enjoys a white three-piece suite with a mains shower over the bath.







**Bedroom 1**





**Bedroom 2**





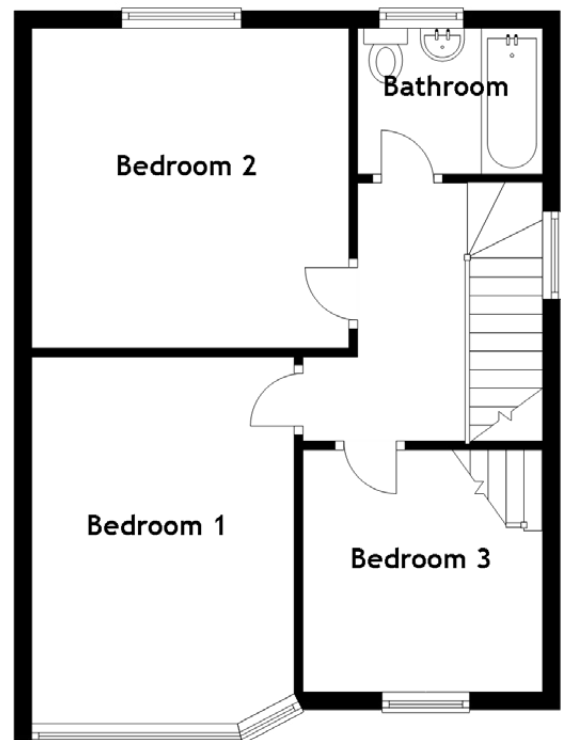
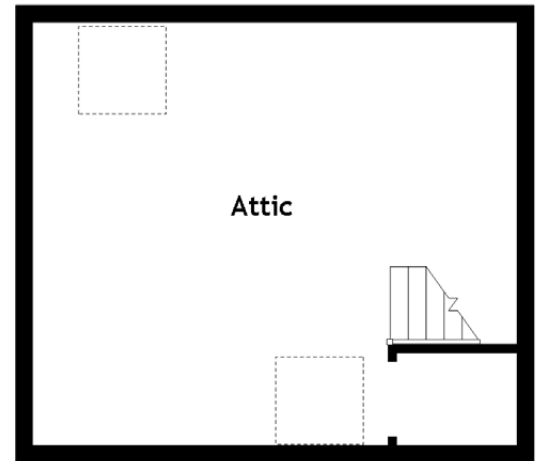
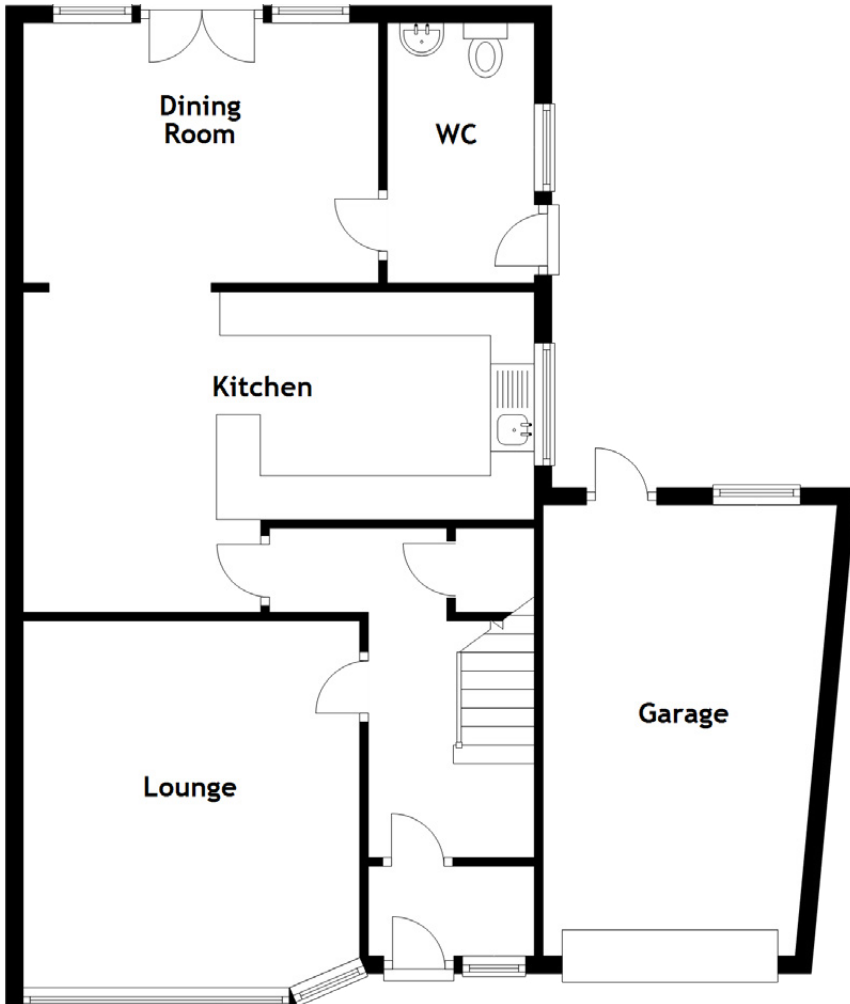
**Bedroom 3**





**The Attic**





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.19m (13'9") x 3.44m (11'4")	Bedroom 3	2.77m (9'1") x 2.74m (9')
Kitchen	5.84m (19'2") x 3.66m (12')	Bathroom	2.12m (6'11") x 1.67m (5'6")
Dining Room	4.06m (13'4") x 2.97m (9'9")	Attic	5.53m (18'2") x 4.83m (15'10")
WC	2.97m (9'9") x 1.68m (5'6")		
Bedroom 1	4.19m (13'9") x 2.68m (8'9")	Gross internal floor area (m <sup>2</sup> ): 112m <sup>2</sup>	
Bedroom 2	3.65m (12') x 3.62m (11'11")	EPC Rating: E	



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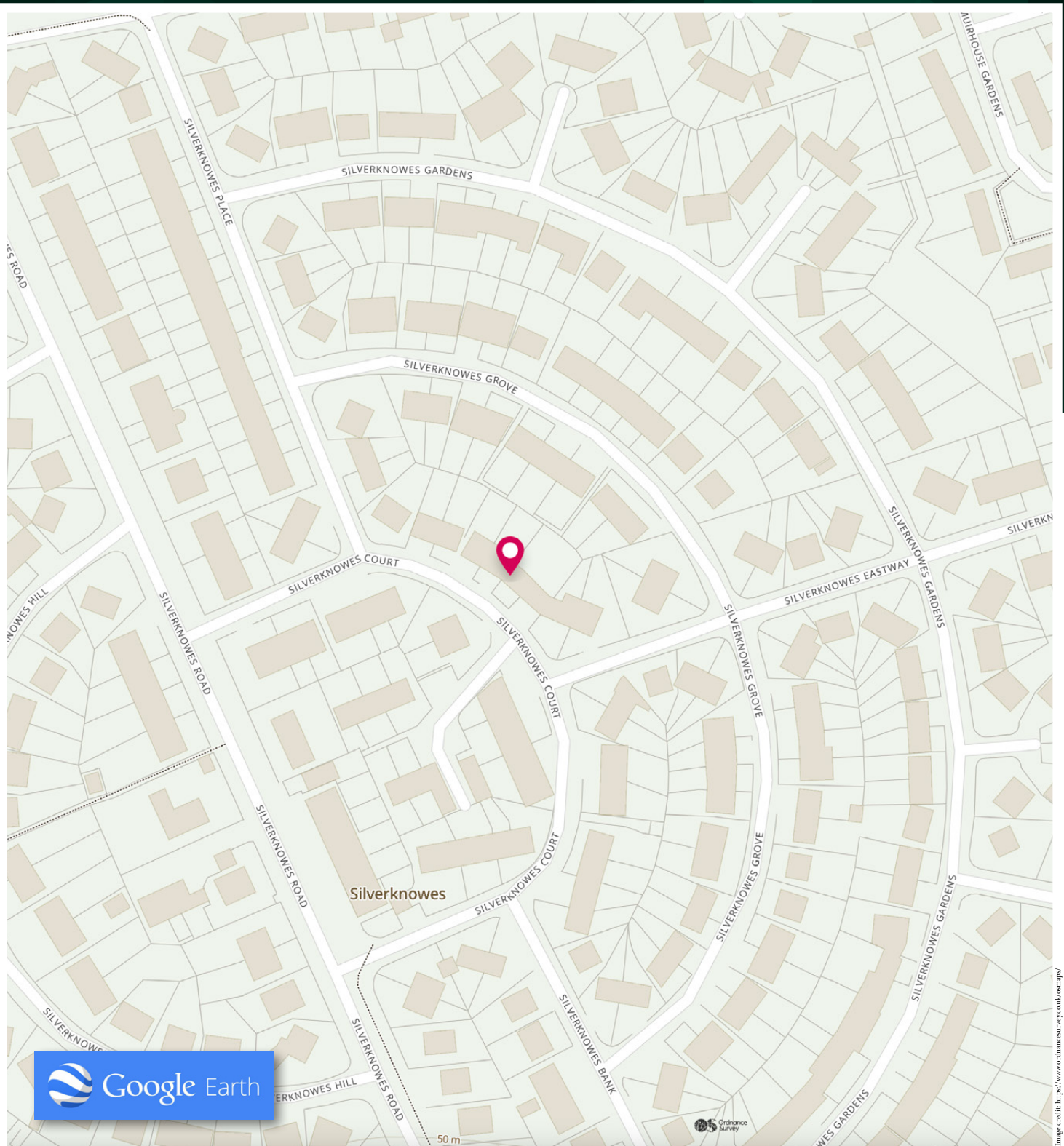
Externally, the property has a front lawn and mono-block driveway in keeping with neighbouring properties. The driveway gives access to a garage which provides excellent storage and houses the upgraded central heating boiler. The rear garden is extensive and boasts a large mature lawn and a substantial deck.

This is a stunning house and early viewing is highly recommended.

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Silverknowes is an established residential area northwest of Edinburgh centre. Local shops can be found on nearby Silverknowes Road, whilst there is a Tesco Metro, Boots, banks, and post office facilities in the nearby village of Davidson's Mains. Also within close proximity is Craighleith Retail Park, which offers a wide choice of high-street stores including Sainsburys, Marks & Spencer, and Homebase. 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. For the commuter, the A90, leading north to the Forth Road Bridge, is easily accessible, whilst the city bypass is approximately four miles away.





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