

66 Lauriston Farm Road

SILVERKNOWES, EDINBURGH, EH4 5EZ



Extended, three-bedroom, semi-detached house ideally positioned on the edge of Silverknowes and enjoys fantastic open views towards the Firth of Forth



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McEwan Fraser is delighted to present this extended, three-bedroom, semi-detached house to the market. The property is ideally positioned on the edge of Silverknowes and enjoys fantastic open views towards the Firth of Forth. The property is well proportioned and offered to the market in good internal order. Alongside the three bedrooms, the property also enjoys a dual aspect through lounge, kitchen, rear sun room, attached garage, driveway and a lovely mature rear garden.

THE LOUNGE/DINER



The property sits back from the road behind a low-maintenance front garden which is bordered by mature hedges. To one side there is a paved driveway which leads to the garage. Entering through the front door, you find a welcoming hallway with the kitchen straight ahead and the lounge/dining room on your left. The generous through lounge was initially two rooms which have been opened to create a large entertaining space that is flooded with natural light. The floor space on offer gives tremendous flexibility and a new owner will have plenty of scope to create their ideal entertaining space.



THE KITCHEN



Moving along the hall you will find the galley-style kitchen. The kitchen offers a good range of base and wall-mounted units with an integrated hob and double oven. Further space is provided for a range of freestanding appliances. To the rear of the kitchen, you will find a large sunroom with an attached WC. The sunroom is a later extension and offers a wonderful addition to the living space on offer.



THE SUN ROOM





Climbing the stairs, the first-floor landing gives access to all three bedrooms, a bathroom and a large loft space for additional storage. Bedroom one is the obvious master and overlooks the rear garden. There is also plenty of space for a full suite of freestanding bedroom furniture alongside an integrated wardrobe. The second and third bedrooms are front facing with excellent views towards the Forth. Internal accommodation is completed by the bathroom which is partially tiled and includes a contemporary three-piece white suite with a shower over a bath.

THE BATHROOM



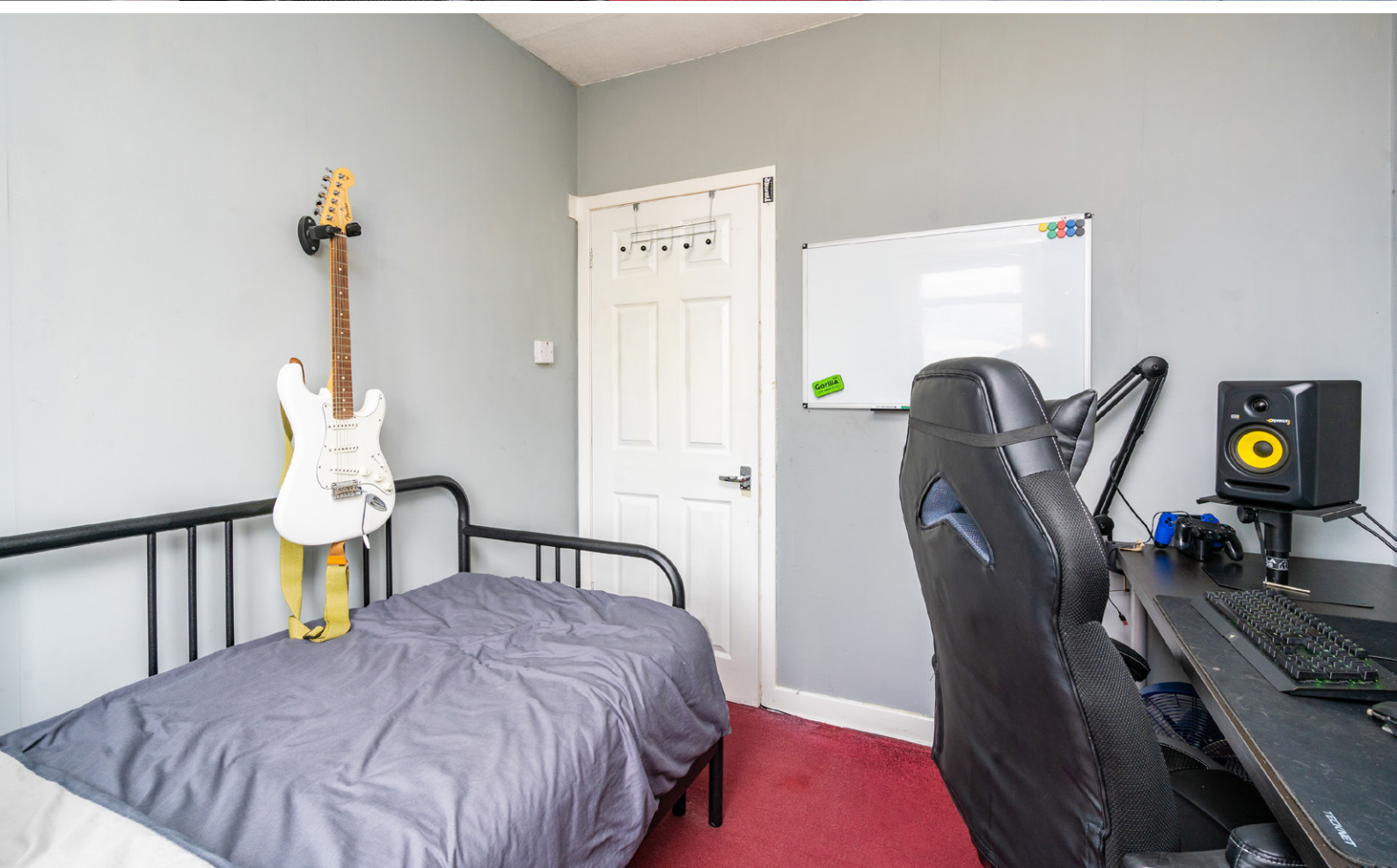
BEDROOM 1



BEDROOM 2



BEDROOM 3

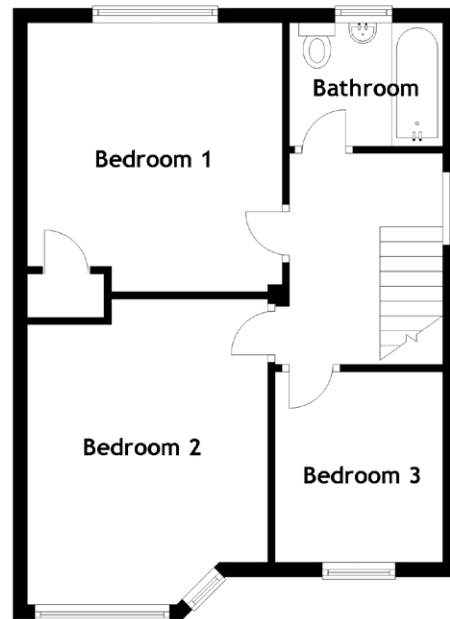
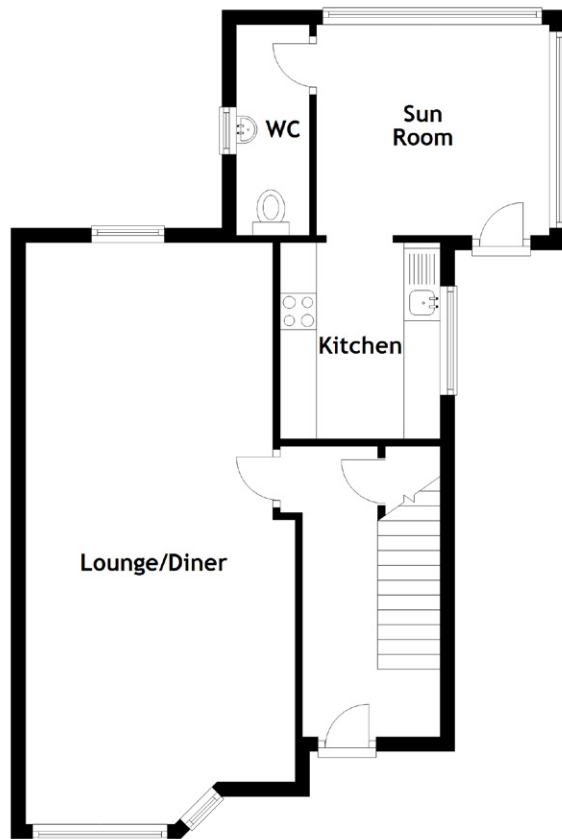


This is a lovely family home and viewing is highly recommended.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP

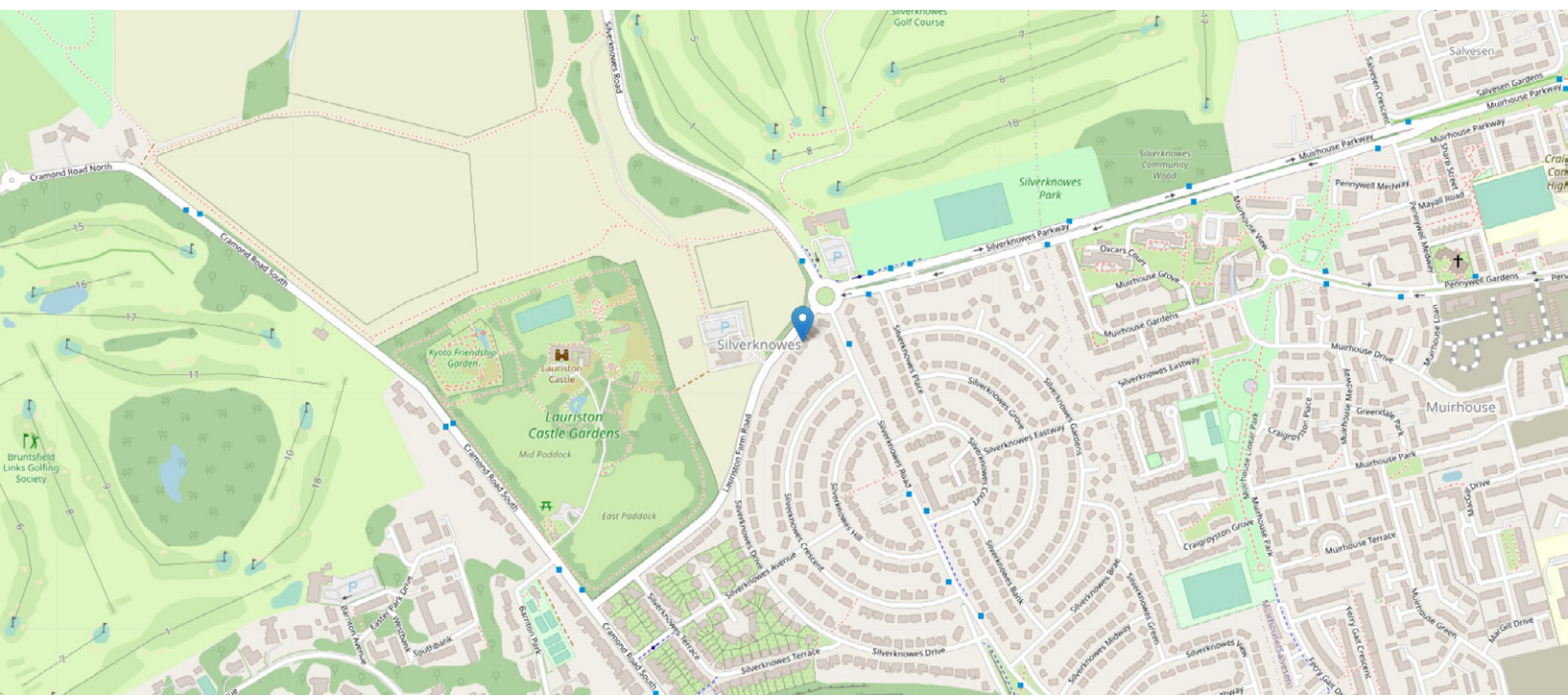


Approximate Dimensions
(Taken from the widest point)

| | |
|--------------|-------------------------------|
| Lounge/Diner | 8.00m (26'3") x 3.50m (11'6") |
| Kitchen | 2.70m (8'10") x 2.20m (7'3") |
| Sun Room | 3.20m (10'6") x 2.90m (9'6") |
| WC | 2.60m (8'6") x 1.00m (3'3") |

| | |
|-----------|--------------------------------|
| Bathroom | 2.10m (6'11") x 1.70m (5'7") |
| Bedroom 1 | 3.70m (12'2") x 3.60m (11'10") |
| Bedroom 2 | 4.20m (13'9") x 3.30m (10'10") |
| Bedroom 3 | 2.80m (9'2") x 2.50m (8'2") |

Gross internal floor area (m²): 57m²
EPC Rating: C



THE LOCATION

Silverknowes is a popular residential district in Edinburgh North within easy reach of the City Centre. First class local shopping is available just a few minutes away at Davidsons Mains and more extensive amenities are to be found at the Gyle and Craigleith retail parks.





Good local schooling is available at nursery, primary and secondary levels including Davidson's Mains Primary School and the Royal High School. Regular bus services operate to and from the City Centre and for those who commute throughout the region there are excellent access routes to Edinburgh City Bypass, the M8/M9 motorway system and Forth Road Bridge. Silverknowes offers a range of outdoor activities to cater for everyone; from a leisurely stroll or cycle along the scenic Silverknowes Esplanade to the picturesque Cramond beach and various local golf courses. The area is also served by several well-equipped gyms, which provide a range of fitness classes and swimming pools.



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