

# 77 Silverknowes Eastway

EDINBURGH, EH4 5NE



*THREE-BEDROOM DETACHED HOUSE  
IN EDINBURGH'S SILVERKNOWES AREA*



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Part exchange available! McEwan Fraser is delighted to present this charming three-bedroom detached house to the market. The property is well-positioned in an established modern development at the heart of Silverknowes, a popular residential area close to Davidson's Mains and Crammond. Benefits include gas central heating, double glazing, an integral garage, a driveway, a conservatory, and a south-facing rear garden.

The internal accommodation is focused on a bright, bay-fronted, lounge that is neutrally decorated and finished with laminate flooring. There is ample space for a large suite and a full range of supporting furniture. A dining kitchen overlooks the rear garden and gives access to the modern conservatory. The kitchen has a good range of base and wall-mounted units offer plenty of prep and storage space for the aspiring chef. Gas hob and electric oven are integrated. Space is provided for free-standing appliances and a dining table. The bright and well-appointed conservatory helps create a free-flowing entertaining space. The ground floor also boasts an entrance vestibule, a welcoming hallway, and a WC.

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**Kitchen/Diner**











## Conservatory



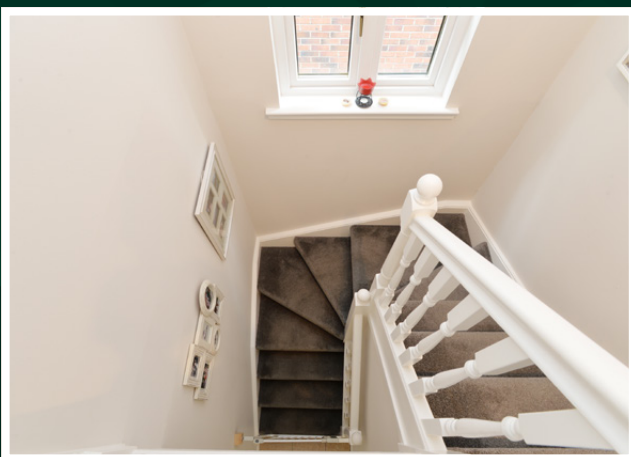




Climbing the stairs, the first-floor landing gives access to all three bedrooms, the family bathroom, and a large loft for additional storage. Bedroom one is a large double bedroom with integrated wardrobes and ample space for a full suite of bedroom furniture. This bedroom also benefits from an en-suite shower room that is partially tiled and finished with a white suite. Bedroom



two is a further large double bedroom with an integrated wardrobe and generous proportions. Bedroom three is a smaller double, again with an integrated wardrobe, that would make a fantastic nursery or home office if required. The bathroom is partially tiled and boasts a white three-piece suite and a window for natural light and extra ventilation.







**Bedroom 1**











**Bedroom 2**



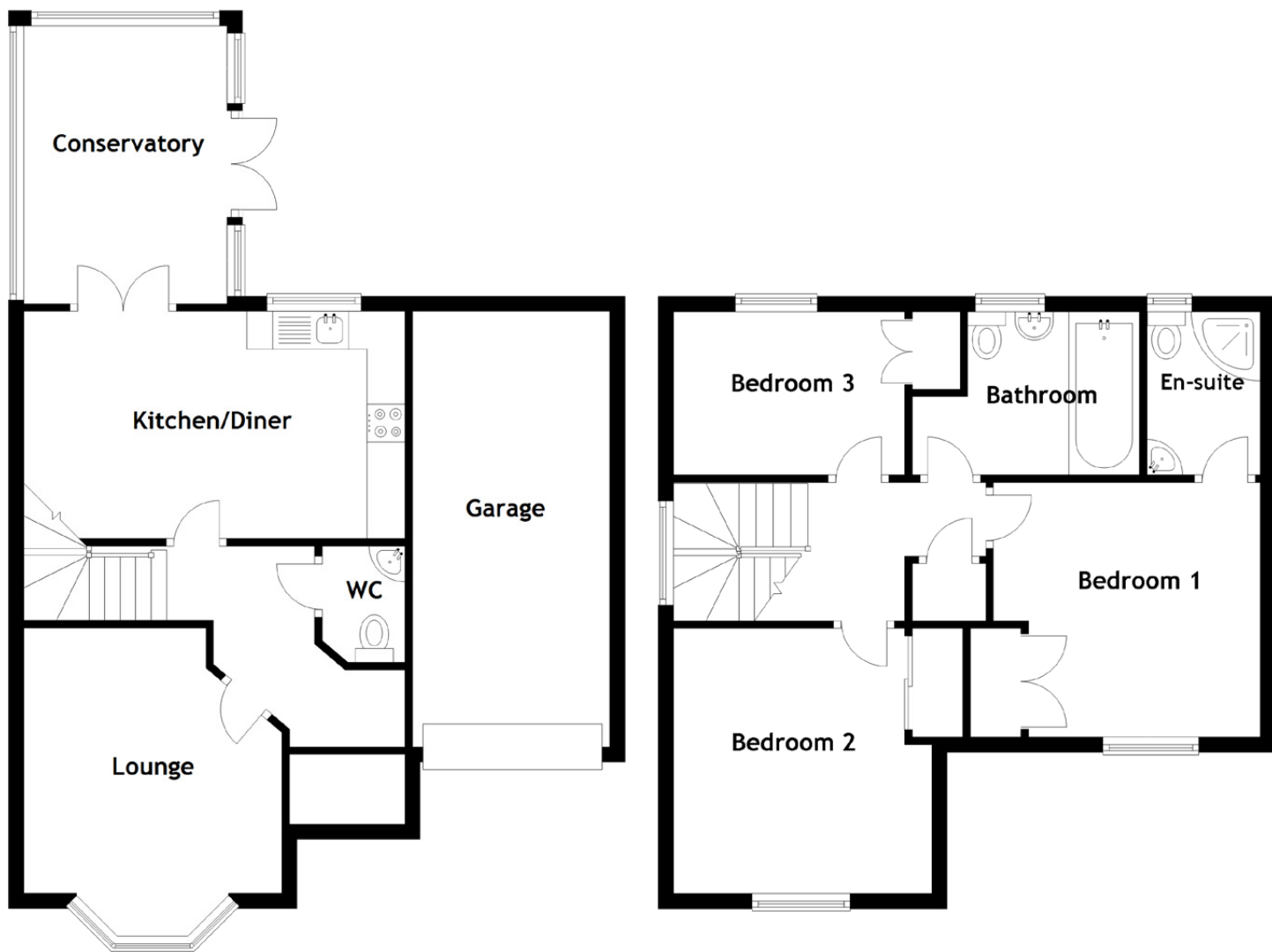




**Bedroom 3**







### Approximate Dimensions

(Taken from the widest point)

Lounge	4.06m (13'4") x 3.40m (11'2")
Kitchen/Diner	5.02m (16'6") x 2.99m (9'10")
Conservatory	3.66m (12') x 2.68m (8'10")
WC	1.53m (5') x 1.09m (3'7")
Bedroom 1	3.51m (11'6") x 3.35m (11')
Bedroom 2	3.49m (11'5") x 3.40m (11'2")
Bedroom 3	3.04m (10') x 2.15m (7'1")
Bathroom	2.99m (9'10") x 2.15m (7'1")
En-suite	2.15m (7'1") x 1.49m (4'11")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: C





Externally, the property has a well-maintained front lawn and mono-block driveway in keeping with neighbouring properties. The driveway also gives access to a large integral garage. The south-facing rear garden is bright all day in the summer months and has both a patio area and a mature lawn.

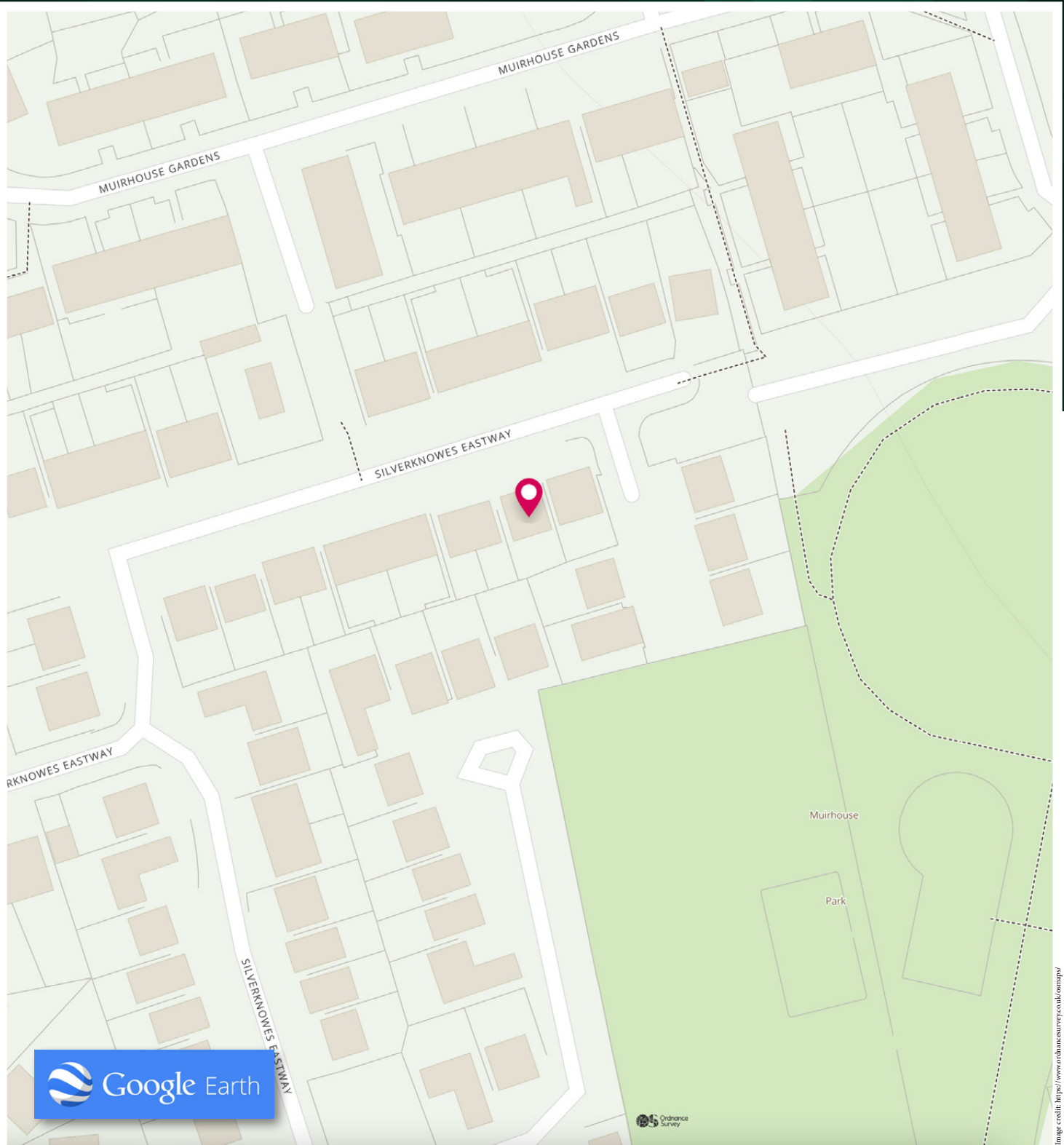




Silverknowes is an established residential area northwest of Edinburgh centre. Local shops can be found on nearby Silverknowes Road, whilst there is a Tesco Metro, Boots, banks, and post office facilities in the nearby village of Davidson's Mains. Also within close proximity is Craighleith Retail Park, 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.







# McEwan Fraser Legal

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