



4 Silverknowes Parkway, Edinburgh, EH4 5LB

Tastefully Finished & Spacious Four-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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Property Description

Tastefully finished and spacious four-bedroom, semi-detached home, with gardens and a detached garage with a driveway. Set on a generous corner plot in the sought-after residential area of Silverknowes, north west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, study/utility, four flexible bedrooms, a family bathroom and a ground floor shower room.

An ideal family home, with an impressive dual-aspect living room, gas central heating and double glazing. In addition, there is light neutral decor, contemporary flooring, a large loft, and a garage with power and lighting.

Enclosed gardens incorporate lawns, a patio, a storage shed, and a good mix of established shrubbery. Leafy setting near Silverknowes Beach, beside Lauriston Farm and the golf course, with open Firth of Forth views and buses to the city from the doorstep.

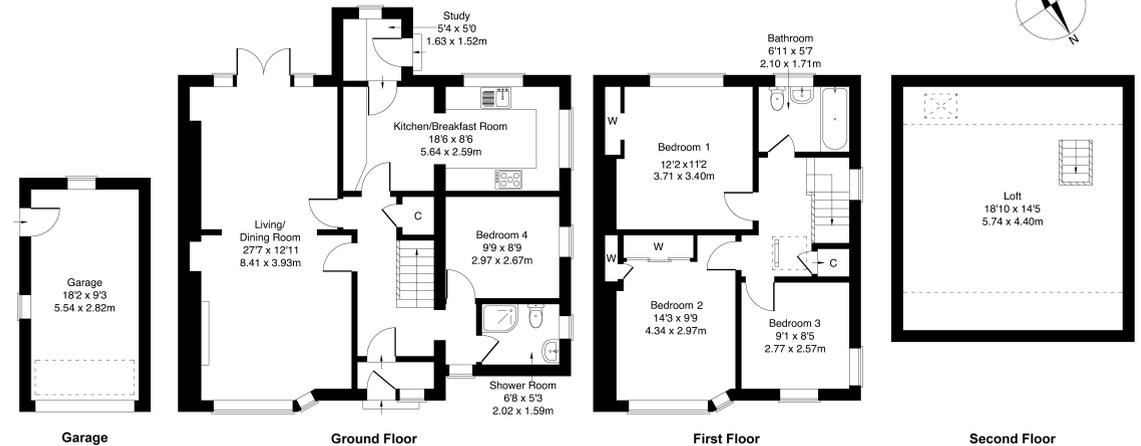
A welcoming entrance leads you into the property, flowing through to the spacious living/dining room, finished with contemporary wood-effect flooring and featuring a fireplace, while the dining area provides direct access to the private garden, making the space ideal for entertaining. The kitchen is finished with granite-effect countertops and a tiled-effect splashback, complete with a stainless steel sink and drainer, as well as an integrated oven and five-ring gas hob with canopy above, plus additional space for appliances and a convenient utility/storage room just off the kitchen.

Towards the front of the property, there is a convenient shower room with an electric shower and a ladder-style radiator. Heading upstairs provides access to bedrooms one, two and three, all finished with matching wood-effect flooring, while bedroom four continues this style and is situated downstairs. Bedrooms one and two further benefit from built-in wardrobes, ideal for storage. Completing the property is the family bathroom, featuring a three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: (1259 sq ft - 117 sq m.) - Excluding Garage & Loft Space



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Silverknowes is a well-established residential neighbourhood situated north-west of Edinburgh city centre. Local amenities are available along Silverknowes Road, with further conveniences in the nearby village of Davidson's Mains, including a Tesco Metro, Boots, banks, and a post office. A lovely, leafy setting with scenic walks toward Silverknowes Beach, bordered by Lauriston Farm and the golf course, offering open views across the Firth of Forth; conveniently located opposite the bus terminus with multiple direct routes to Edinburgh city centre and

beyond. Craighleith Retail Park is also within easy reach, offering a wider range of high-street stores such as Sainsbury's, Marks & Spencer, and Homebase. The area benefits from access to scenic open spaces and walking routes at Cramond Shore and Corstorphine Hill. A variety of highly regarded state and private schools cater to all educational levels. For commuters, the A90 provides a direct route north to the Forth Road Bridge, while the city bypass is approximately four miles away, ensuring good road connections.





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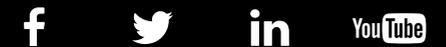
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