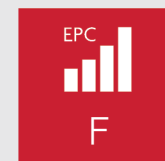
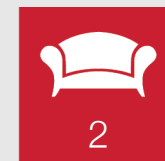




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## 49 Silverknowes Grove

Silverknowes, Edinburgh  
EH4 5NH





## Summary

Located in the heart of Silverknowes, within easy reach of local amenities and the catchment area for Davidson's Mains primary and Royal High secondary, this extended four-bedroom detached house is a spacious residence that features two reception rooms and a washroom (plus two WCs). It also has excellent storage, full fibre (FTTH), as well as private parking for up to three cars. Furthermore, it has a fully-enclosed rear garden laid with a generous lawn, which captures lots of sun throughout the day. Although the interiors require modernisation, the home remains a fantastic prospect for buyers, offering ample opportunities to add significant value and the promise of becoming a dream family home. Extras: to be sold as seen, including floor and window coverings, light fittings, a gas cooker, and fridge.

## Features

- A spacious detached house
- Situated in popular Silverknowes
- Dual-aspect hall with understairs storage
- Spacious living and dining room
- Sunroom extension with porch and storage
- Good-size, fitted kitchen
- Three double bedrooms (two with storage)
- Versatile fourth bedroom/study
- A ground-floor WC and a first-floor WC
- Newly fitted three-piece wet room
- Easy-to-maintain front garden
- Large rear garden with sunny aspect
- Two garden sheds for storage
- Private driveway and attached garage
- Gas heating, electric heating and double glazing



"A spacious detached house with an extension, providing two reception rooms, four bedrooms, and three washrooms"





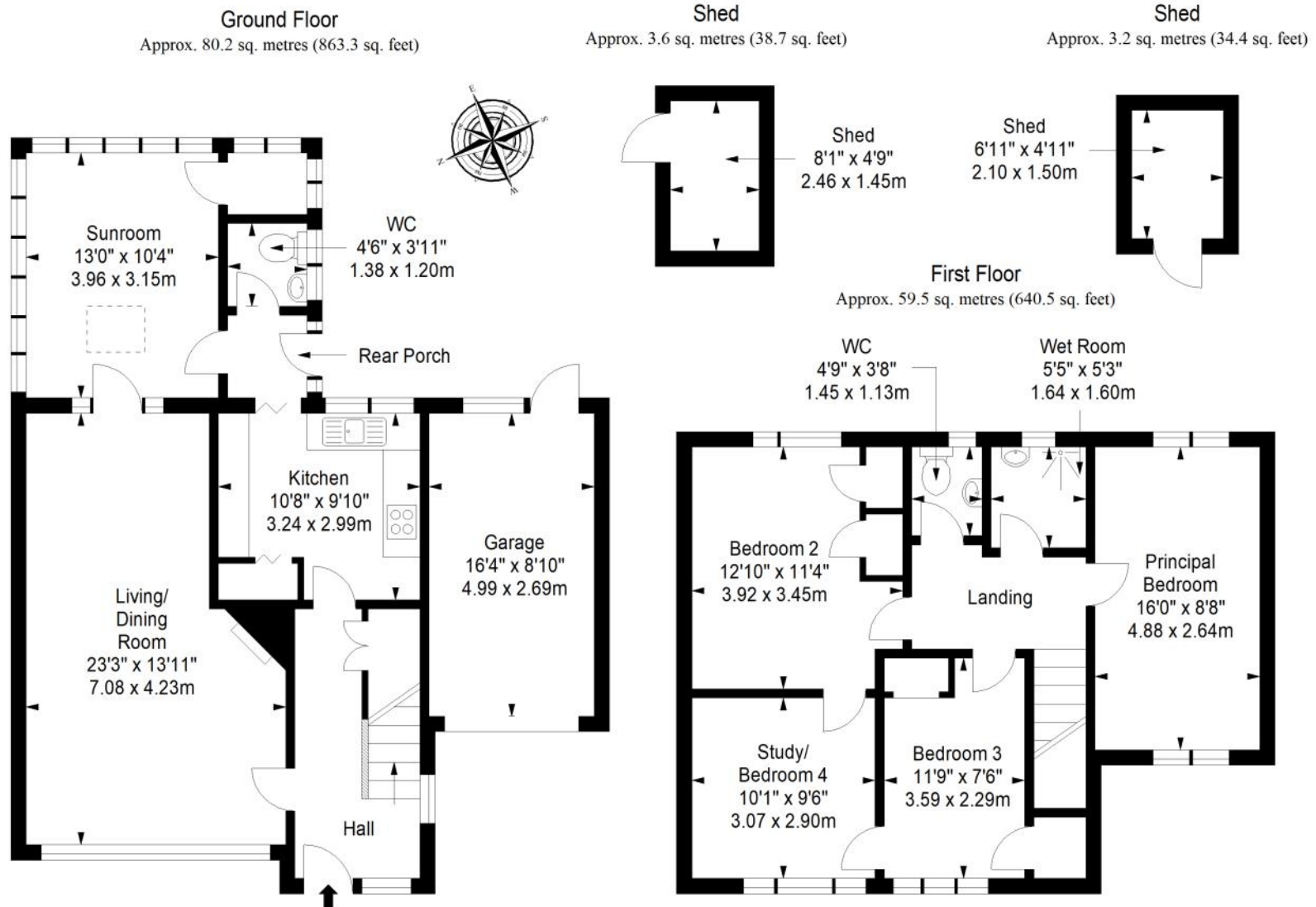


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"Private parking for up to three cars and a large rear garden which captures lots of sun throughout the day"



# Floorplan





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