




31 Silverknowes Grove, Edinburgh, EH4 5LZ

Tastefully Presented & Spacious, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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Property Description

Tastefully presented and spacious, three-bedroom, semi-detached family home, with gardens, a driveway and a detached garage. Set on a southerly facing corner plot, located in the desirable residential area of Silverknowes, northwest of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, dining room, family room, three flexible bedrooms, a family bathroom, and a ground floor shower room.

Highlights include a stylish kitchen, modern bathroom suites, contemporary flooring, updated internal doors, and a quality fireplace for the living room.

In addition, there is HIVE gas central heating, double glazing, and superb storage provision, including a floored loft.

Externally, the home is enhanced by mature gardens, private patios, a double driveway, and a detached garage with power, lighting, and a remote door.

A welcoming hall, with space for outerwear, gives access throughout the property, including an under-stair storage cupboard. The bright and inviting living room features a quality stone-surround gas fireplace, while the front-facing family room benefits from French patio doors leading to the garden and dual-aspect natural light; whilst a rear-set dining room offers potential as a fourth bedroom.

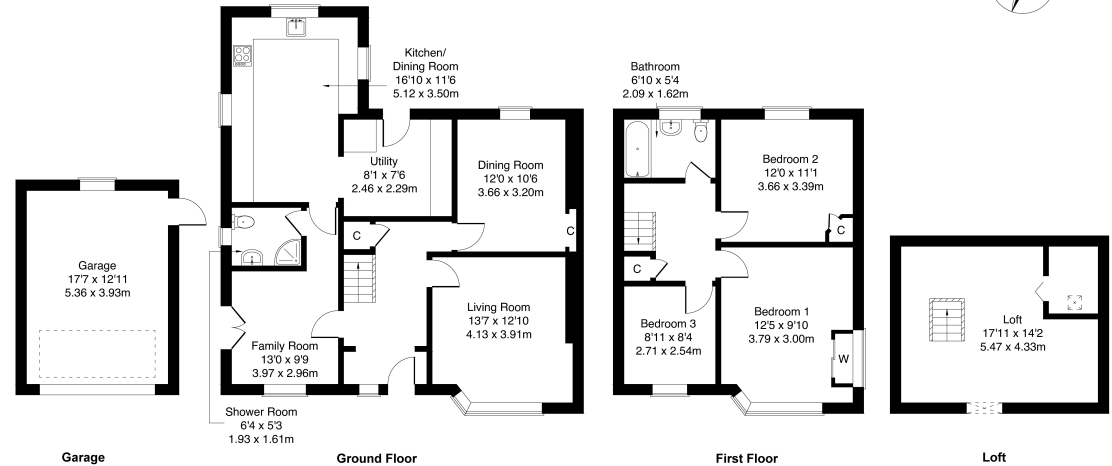
The well-appointed kitchen provides fitted units, stone effect worktops, a sink with a drainer, a tiled surround and a breakfast bar, with integrated appliances, including a washing machine, dishwasher, double oven, and five-ring gas hob. A connecting hall leads to a generous shower room with a modern suite.

Upstairs, three carpeted bedrooms offer comfortable accommodation, with bedroom one featuring fitted wardrobes and storage. Completing the accommodation, a stylish family bathroom includes a shower over the bath and spotlighting.



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Approximate Gross Internal Area: (1873 sq ft - 174 sq m.)



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

Area Description

Located in the well-established Silverknowes area, this home enjoys a peaceful residential setting with excellent local amenities and transport links. The area is popular for its coastal walks, including nearby Cramond Beach and promenade. Families will appreciate the proximity to well-regarded schools, parks,

and golf courses, while Craighleith Retail Park offers a variety of shopping options. With frequent public transport and easy road access to Edinburgh's city centre, Silverknowes provides a perfect balance of suburban comfort and city convenience.





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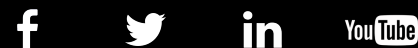
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Estate Agents and Solicitors



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