



23 Silverknowes Eastway, Edinburgh, EH4 5NE

Tastefully Finished and Spacious, Four-Bedroom, South-Facing Detached Home

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Property Description

Tastefully finished and spacious four-bedroom, south-facing detached home, with gardens and garage, occupying a prime corner plot in a quiet Silverknowes cul-de-sac. Set on a generous and desirable end-of-cul-de-sac corner plot, in a quiet residential area of Silverknowes, north west of Edinburgh city centre.

Comprises a spacious entrance hall, living room, dining/kitchen, four flexible bedrooms, an en-suite, a family bathroom and a ground floor WC.

Highlights include a stylish fitted kitchen with a full range of appliances, and quality hardwood flooring for the ground floor and modern bathrooms. An ideal family home, there is an impressive dual-aspect living room with a bay window, gas central heating and double glazing.

Superb integrated storage includes wardrobes for each bedroom, a loft, and a garage with power and lighting.

There is a lawn and multi-vehicle driveway that fits three cars to the front, with a large enclosed rear garden featuring a lawn and patios.

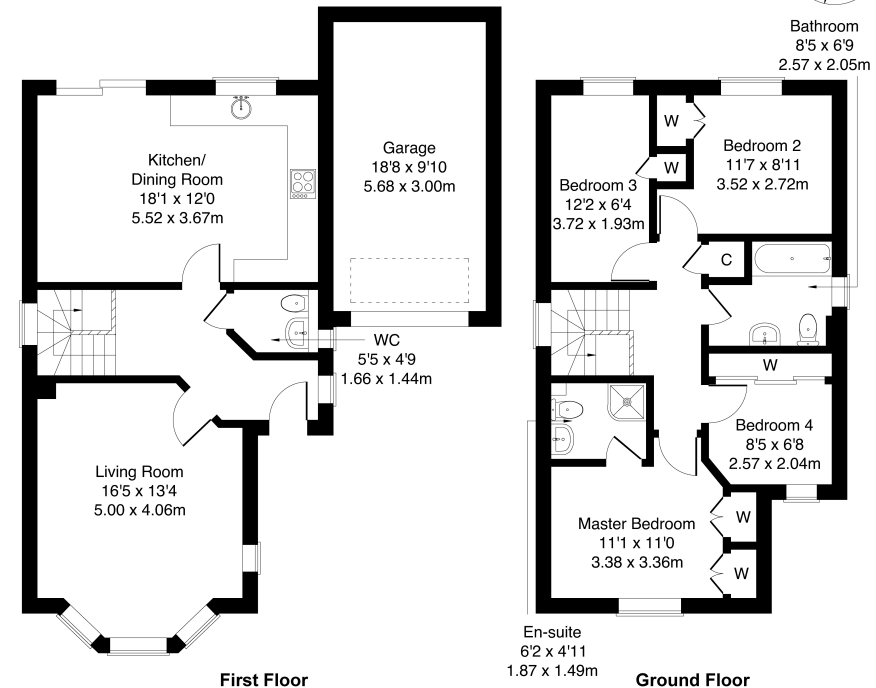
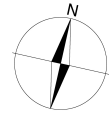
A welcoming entrance hall with spotlighting and hardwood flooring leads to a bright lounge and kitchen, as well as a ground-floor WC with a two-piece suite. The dual-aspect lounge offers a bay window, contemporary radiators, a wall-mounted TV point and ceiling coving. To the rear, the open dining/kitchen space features a patio door to the garden, pendant and recessed lighting, and modern fitted units with marble-effect worktops, a tiled surround, and unit downlighting. Appliances include a freestanding washing machine and dishwasher, plus an integrated fridge/freezer, gas hob and double oven.

Upstairs, the principal bedroom has two built-in wardrobes and a spacious en-suite with a corner cubicle and tiled finishes. The second double bedroom also includes a double wardrobe and overlooks the rear garden, and also includes storage. Bedrooms three and four offer flexible space and built-in wardrobes. A modern family bathroom completes the accommodation. Exterior lighting beautifully highlights the property, making it stand out impressively at night.



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Approximate Gross Internal Area: (1292 sq ft - 120 sq m.)



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

Area Description

Situated in the sought-after north-west of Edinburgh, Silverknowes is a well-established residential neighbourhood renowned for its peaceful atmosphere and excellent outdoor amenities. Ideal for families, the area offers access to highly regarded local schools and is just a short distance from Cramond Beach, the scenic promenade, and Silverknowes Golf

Course — perfect for leisure and recreation. Residents benefit from a range of local shops, charming cafés, and larger supermarkets, with further shopping and services available nearby in Davidson's Mains. Excellent transport links, including regular bus services and easy access to the City Bypass and A90, ensure convenient commuting across Edinburgh and beyond.





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