



**lindsays**

34 Silverknowes Eastway,  
Silverknowes, Edinburgh EH4 5NE

*"Well-presented three bedroom detached family home with garage and enclosed rear garden"*

- Detached family home
- Quietly positioned in Silverknowes
- Sitting room
- Dining kitchen
- Three bedroom (one with en-suite)
- Family bathroom
- Garage and off-street parking
- Enclosed rear garden
- Gas central heating and double glazing

EPC Rating E

**OFFERS OVER £365,000**





## Description

A well-presented three bedroom detached modern family home in a popular area. The property is quietly positioned in a well-established development in Silverknowes, to the north west of the city centre and conveniently close to Davidsons Mains and Cramond. The internal accommodation - which is in excellent decorative order throughout - is accessed via a vestibule into a ground floor hallway, off which is the sitting room to the front and a bright and well-equipped dining kitchen to the rear. The kitchen contains a fridge/freezer, gas hob, electric oven, dishwasher and washing machine. Also on this level is a useful WC. Upstairs are three bedrooms and the family bathroom. The principal bedroom benefits from an en-suite shower room. Externally the property benefits from off-street parking for several vehicles, a single garage and a landscaped rear garden with large patio and an artificial lawn. The property is fully double glazed and has gas central heating.

## Area

Silverknowes is a much sought after residential area lying approximately four miles to the north west of the city centre. It is a popular and attractive place to live with proximity to excellent local shopping facilities, good schools and the very widest choice of leisure activities. The village of Davidsons Mains is within a few minutes on foot and plays host to a number of independent shops, a branch of Tesco and several popular pubs/eateries. In the opposite direction there is a Morrisons at Ferry Road and a Sainsbury at Craigleith. Davidsons Mains Primary School has an excellent academic reputation, as does the Royal High School. Several Golf Clubs, Silverknowes esplanade, the beach and marina at Cramond and sports centres at Drum Brae and Ainslie Park are but a few of the leisure options available. There are several local access points to the city's cycle path network, good public transport services to many other parts of the city and the city by-pass, central motorway network and Queensferry Crossing are all readily accessible, as is Edinburgh International Airport.

## Viewing

Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Silverknowes Eastway,  
Edinburgh,  
Midlothian, EH4 5NE



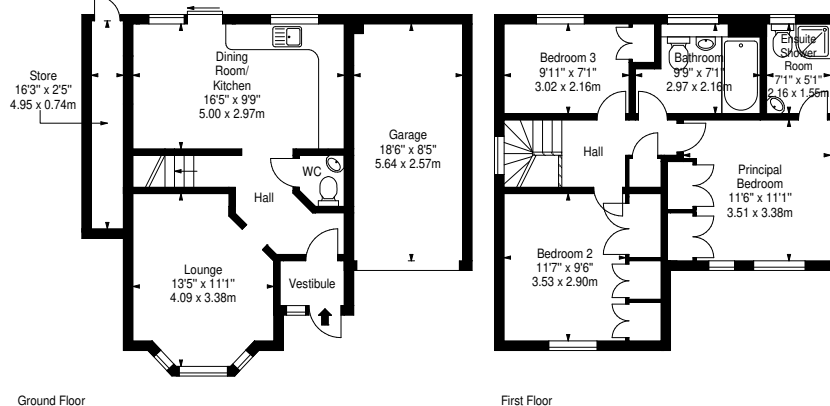
Approx. Gross Internal Area  
954 Sq Ft - 88.63 Sq M  
(Excluding Store & Garage)

Store  
Approx. Gross Internal Area  
41 Sq Ft - 3.81 Sq M

Garage  
Approx. Gross Internal Area  
157 Sq Ft - 14.59 Sq M

For identification only. Not to scale.

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.