










Offers Over
£145,000

2/4 Kingsknowe Court

Kingsknowe | Edinburgh | EH14 2JS

This well-presented and spacious two-bedroom ground-floor flat is part of a charming development in the sought-after Kingsknowe area, near the scenic Union Canal. Quietly positioned, the property enjoys a bright, sunny aspect with pleasant views of the canal. With its inviting layout, this flat would make an ideal starter home for an individual or couple and is conveniently located for easy access to both Heriot-Watt and Napier Universities.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Off Street Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The hallway provides convenient access to all rooms and offers generous storage options, making it both functional and spacious. The bright and airy reception room benefits from a dual aspect that fills the space with natural light, enhancing the room's warmth and welcoming atmosphere. It features elegant laminate flooring and a central fireplace, creating a cozy focal point. The kitchen is fitted with classic wall and base units, an integrated hob, and an eye-level oven, with additional space available for freestanding appliances to suit all your culinary needs. Both double bedrooms are well-proportioned and offer peaceful, leafy views overlooking the Union Canal, providing a serene and relaxing atmosphere. The property also includes a modern wet room, equipped with a sleek white two-piece suite and an electric shower, complete with a full-height heated chrome towel rail for added comfort and style.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The property is surrounded by well-maintained communal gardens, primarily laid to lawn, providing a pleasant green space for residents to enjoy. These gardens create a peaceful outdoor area perfect for relaxing or socializing with neighbors. Additionally, there is a convenient residents' car park offering ample unallocated parking spaces, ensuring easy access for residents and their guests alike.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

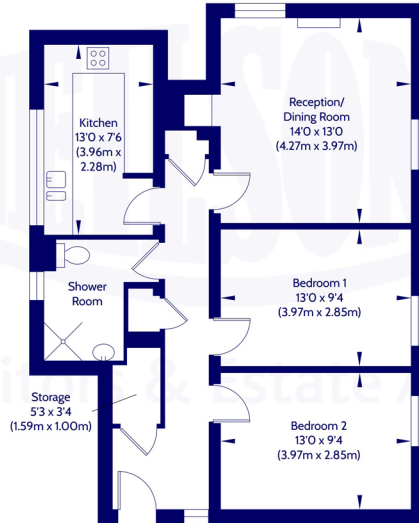
Kingsknowe is a sought-after residential area lying south-west of Edinburgh's City Centre. The property is close to local amenities and facilities with a Sainsbury's supermarket and Scotmid within easy reach and a 24hour Asda supermarket in nearby Chesser. Good public transport services, including Kingsknowe Train Station, operate to the city centre and surrounding areas and for the commuter, the City of Edinburgh Bypass is on hand linking the main motorway network system. Leisure and recreational pursuits in the area include the Union Canal & Water of Leith walkway and cycle path, Kingsknowe Golf Club and both Craiglockhart Leisure Centre with tennis courts and Greens Health and Fitness centre are a short distance away. For the growing family, schooling can be found in the vicinity from nursery to secondary





Approx. Gross Internal Floor Area 69.8 Sq M / 751 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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