



**7** KINGSKNOWE CRESCENT  
KINGSKNOWE, EDINBURGH, EH14 2JZ

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Enjoying an elevated position in sought-after Kingsknove, this three-bedroom, two-bathroom, detached house is a spacious and well-presented home for families that offers excellent versatility, with a variety of configurations to suit the needs of the owners. It also boasts a large living room, a well-appointed kitchen, and a home office, as well as generous private parking, excellent storage, and a sweeping garden with a south-facing aspect.

Approached via a flight of stone steps through the front garden, the home's main door opens into a welcoming vestibule giving way to a hall with storage. Directly ahead is the living room. Here, generous dimensions are enhanced by elegant styling and south-facing patio doors that flow out to the garden. Perfect for everyday use, this room further benefits from a focal-point fireplace flanked by built-in display cabinets. Next door, the dual-aspect kitchen is well-appointed with cabinet storage and generous worksurfaces. It provides garden access, and includes an integrated oven and gas hob, a freestanding fridge/freezer, and an undercounter dishwasher, and washing machine. To the home's front, there is a versatile double bedroom with triple-aspect windows and varnished wooden floorboards. Currently, this space is organised as a formal dining room, showcasing the wonderful flexibility of the property. Another double bedroom is adjacent, enjoying a shelved recess and a soft carpet for comfort. There is also a convenient three-piece bathroom, with an overhead shower, a bright aspect,

and attractive tiling. Completing the ground floor is a private home office. A naturally-lit staircase, discreetly located by the office, leads up to the principal bedroom, which is served by a spacious shower room and a walk-in wardrobe. This bedroom has expansive king-size proportions and access to eaves storage. The property features gas central heating and double glazing, and it has a cellar for further storage.

Outside, the home further benefits from a sprawling rear garden that is mostly laid to lawn and enclosed by established hedgerows. This idyllic space (with a patio for summer dining) also enjoys a suntrap, south-facing aspect. To the front, private parking is provided via a gated tandem driveway and an attached single garage.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

## FEATURES

- Well-presented detached house
- Elevated setting in Kingsknove
- Versatile & spacious accommodation
- Vestibule & hall with storage
- Generous, south-facing living room
- Well-appointed kitchen
- Discreetly located home office
- Principal suite with walk-in wardrobe
- Two additional double bedrooms
- Bright three-piece bathroom
- Spacious three-piece shower room
- Private cellar & eaves storage
- Large front & rear gardens
- Tandem driveway & single garage
- Gas central heating & double glazing
- EPC Rating: D







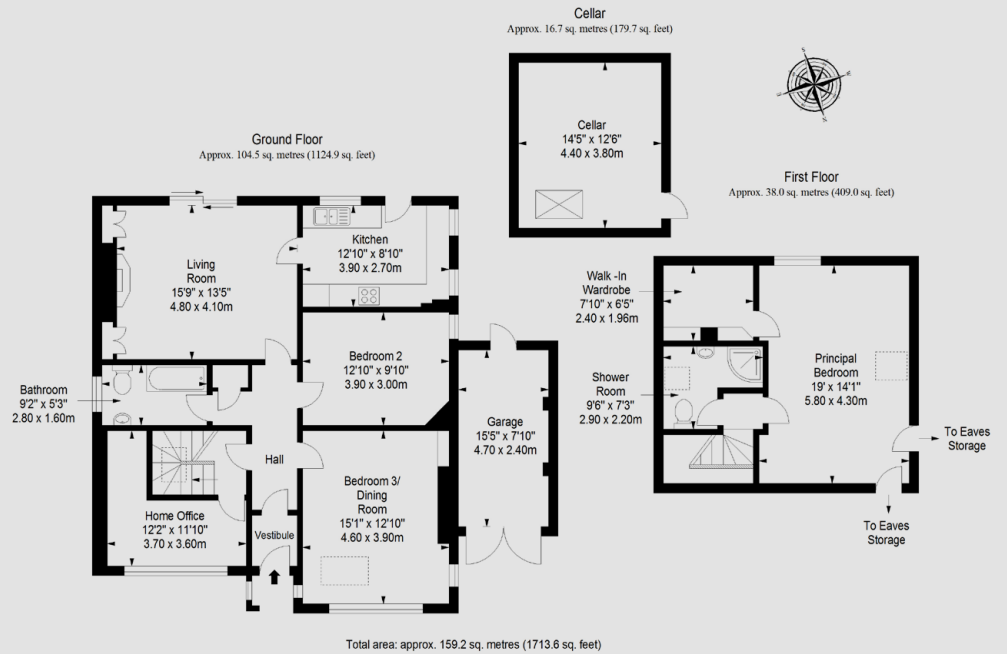
## Viewing

Please contact Clancys on 0131 337 7771  
or email [info@clancys-solicitors.co.uk](mailto:info@clancys-solicitors.co.uk) for viewing arrangements.

## Kingsknowe, Edinburgh

Situated on the southwestern fringe of the capital, just four miles from the city centre, the sought-after suburb of Kingsknowe enjoys a tranquil, leafy setting hugged by the Water of Leith. The area is served by excellent local services and amenities, including Sainsbury's and an Asda superstore just a short drive away, while neighbouring Colinton, with its quaint selection of independent shops and businesses, offers a traditional shopping experience. Residents of Kingsknowe have a wealth of outdoor activities right on their doorstep, from a relaxed stroll along the Water of Leith Walkway or a round of golf at Kingsknowe Golf Club, to invigorating hiking and

mountain biking in the rugged Pentland Hills. Fitness enthusiasts have access to fantastic sport and fitness facilities at Craiglockhart Leisure and Tennis Centre, not forgetting the extensive outdoor sports pitches at Meggetland Sports Complex. Kingsknowe is within the catchment area for excellent state schools, and is also well placed for a choice of independent schools, particularly Merchiston Castle School. Thanks to its southwesterly location, Kingsknowe offers convenient access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network, as well as fast, frequent rail and bus links into the heart of the capital, and close proximity to the Union Canal cycle path.



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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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