

**256/4 Lanark Road,
Kingsknowe
Edinburgh EH14 2LR
Offers Over £240,000**

- Hallway with two useful storage cupboards
- Large living/kitchen/dining room
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in sale
- Two large double bedrooms both with fitted wardrobes and master featuring an en-suite
- Family bathroom with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Well kept communal gardens
- Residents parking space
- Store in communal stair



1



2



2



EPC B



Flat

Blair Cadell are delighted to bring to market this fantastic two bed flat with superb links to the city centre and beyond. With generous living space the property would be ideal for the first time buyer, young professional or buy to let investor.

The accomodation comprises of a large entrance hallway with two useful storage cupboards. A large living/kitchen/dining room that offers plenty of space for hosting friends and family. The kitchen has a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two generous double bedrooms both with fitted wardrobes offering plenty of useful storage space and the master featuring an en-suite with a two-piece suite and electric walk in shower. There is also a family bathroom with a three-piece suite and mains shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency, a storage cupboard in the communal stair and well kept communal gardens. There is also a residents parking space. *No warranties given for systems or appliances*

The property is located on Lanark Road part of an established residential area in Kingsknowe. There is a variety of independent retailers and specialty shops along with a range of amenities, including a Co-op, pharmacy, GP practice, post office, restaurants, pubs and major supermarkets nearby. Morningside and Bruntsfield are both within easy reach and offer a further wide range of shops including a Waitrose, a cinema, theatres and a selection of eateries for evening entertainment. The area offers country park walks and the Pentland Hills on the doorstep. There is a great choice of schools, including Juniper Green Primary School, Currie High School and Merchiston Castle School with other independent schools a short drive away. The area is very well served by regular public transport links, with the bus to the city centre a 5 minute walk away. The City Bypass and the motorway networks are easily accessible.

Viewing by appointment on 0131 337 1800

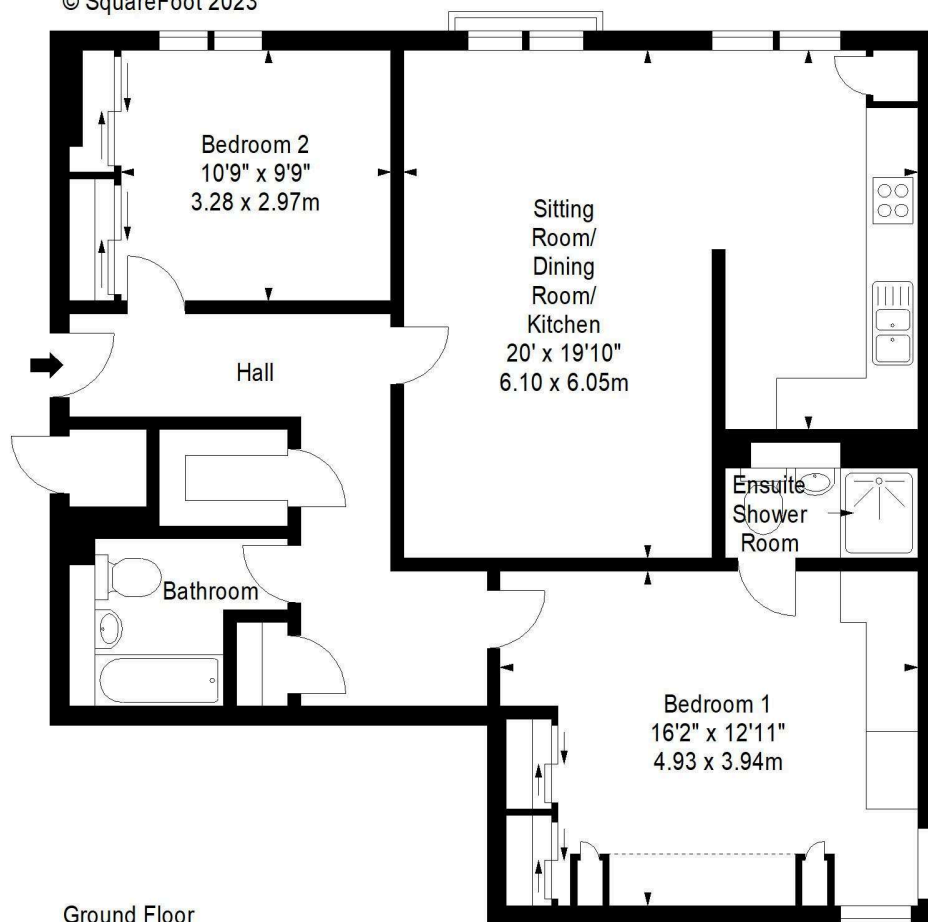
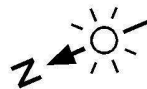




Lanark Road,
Edinburgh,
Midlothian, EH14 2LR



Approx. Gross Internal Area
966 Sq Ft - 89.74 Sq M
For identification only. Not to scale.
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Ground Floor



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