



4 Arnott Gardens, Edinburgh, EH14 2LB

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Rarely available traditional two bedroom detached bungalow situated on a generous plot with beautiful gardens to the front and rear along with a driveway and single garage. The property is ideally located in the sought-after Kingsknowe area of Edinburgh lying southwest of the City centre close to many local amenities and transport links. We would recommend an early viewing given how rare these property types become available.

- Welcoming reception hallway.
- Bright and spacious living room complemented by a bay window pleasantly looking on to the front garden, fireplace and gas fire inset, open shelved press.
- Fitted kitchen with cooker included in the sale, door accesses the rear garden.
- Double bedroom with wall to wall built in wardrobe storage, bay style window looking on to the rear garden.
- Double bedroom front facing complemented by a bay style window looking on to the front garden.
- Staircase to the floored attic with large Velux window.
- Bathroom presented as a shower room comprising WC, wash hand basin, vanity storage and walk in shower.
- Gas central heating and double glazing.
- Well maintained gardens to the front and secluded, private garden to the rear.
- Single garage and driveway.



Location

Lying southwest of the city centre, Kingsknowe is a highly desired area of the city. The area has access to good local shopping facilities with both small shops and a variety of supermarkets, all easily accessible. The Gyle Shopping Centre and Hermiston Gait Retail Park are also just a short drive away and nearby Morningside and Colinton Village also offer excellent facilities. Schooling is well-represented at all levels, most notably with Merchiston Castle School. There are excellent transport links throughout Edinburgh and beyond with easy access to the city bypass and main motorway networks and a good public transport service operates to the city centre and surrounding areas. It is a short walk from the property to the train station at Kingsknowe allowing easy travel to Edinburgh and Glasgow.

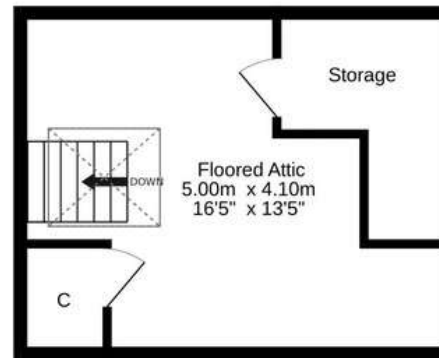
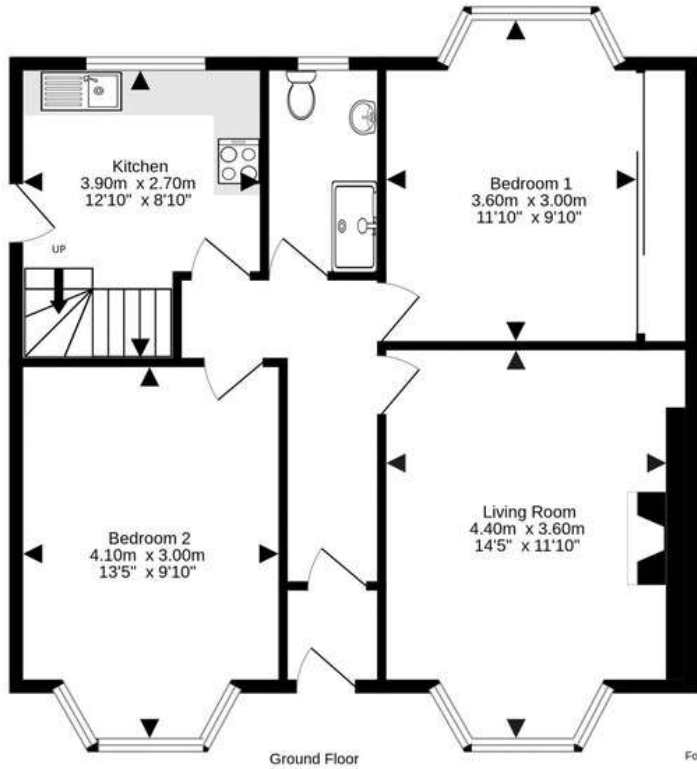
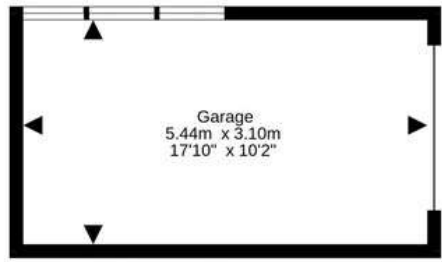
Extras

Included in the sale are the kitchen appliances, fixtures & fittings, window coverings and all floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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