



1/7 Kingsknowe Court

Kingsknowe, Edinburgh, EH14 2JS

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Summary

Part of an established development by the Union Canal, this two-bedroom first-floor flat has a desirable position in Kingsknowe. It is just a short walk from green spaces, amenities, schools, and transport links, including the train station. Furthermore, the home is well-presented throughout with modern styling and it has spacious rooms which are bright and airy. The property will be popular with first-time buyers, couples, commuting professionals, and young families alike.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer to be included in the sale.

Features

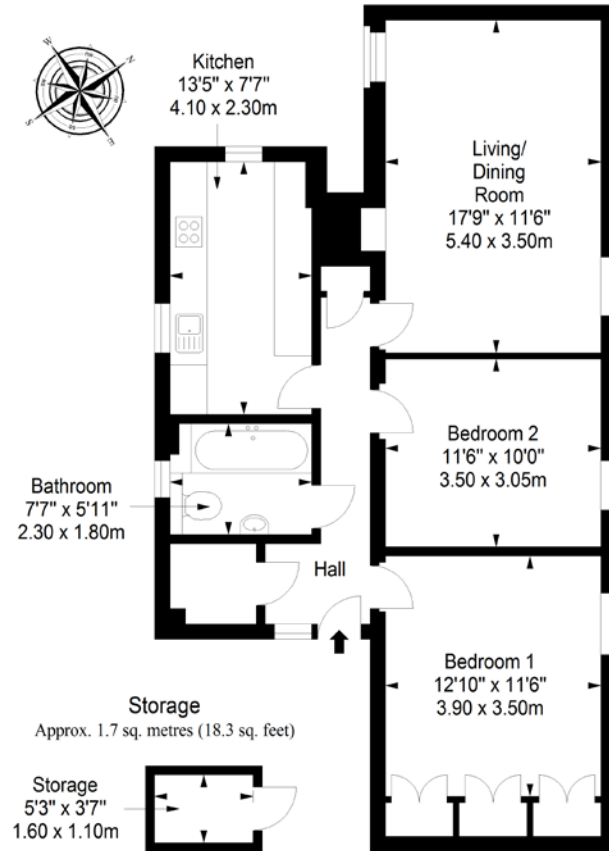
- Spacious first-floor flat
- Situated in popular Kingsknowe
- By the Union Canal and a local golf club
- Well-presented interiors
- Central hall with built-in storage
- Dual-aspect living and dining room
- Well-appointed, galley-style kitchen
- Double bedroom with wardrobes
- Second double bedroom/office
- Modern bathroom with over-bath shower
- Shared front garden and a private store
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan

First Floor

Approx. 71.6 sq. metres (770.7 sq. feet)



Total area: approx. 73.3 sq. metres (789.0 sq. feet)

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DISCLAIMER

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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