



3/4 Kingsknowe Place, Edinburgh, EH14 2EG

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McDougall McQueen present to the market this well-proportioned and spacious two bedroom ground floor flat set within well maintained communal gardens, within the popular and established area of Kingsknowe. The property boasts excellent storage and benefits from gas central heating, double glazing and unrestricted on street parking. Ideally located in a quiet residential area close to the canal cycle path and a range of local amenities along with public transport links, with nearby Kingsknowe railway station with regular trains to central Edinburgh and Glasgow. This property is a perfect opportunity for the first time buyer or an investor, we would recommend an early viewing

- Reception hallway offering excellent storage facilities.
- Dual aspect living room.
- Fitted kitchen equipped with a range of storage units along with free standing white goods to be included.
- Front facing double bedroom with ample space for free standing furniture.
- Further double bedroom front facing.
- Bathroom comprising WC, wash hand basin and bath.
- Gas central heating.
- Double Glazing.
- Communal garden areas.
- Residents and visitors parking.



## Location

Kingsknowe is a well-established residential area of the city, bordered by Kingsknowe Golf Club and Dovecot Park, approximately four miles south/west of the City Centre. Whilst there are excellent road and rail links into the city centre and to many other parts of the city, the surrounding area boasts several independent shops, convenience stores, a large branch of Sainsburys, a 24 hour Asda and a variety of popular eateries and pubs. In addition, Hermiston Gait and the Gyle Shopping Centre are within easy reach. Schools from nursery through to senior level are available locally, as are parts of Napier University and Edinburgh College. Heriot Watt University is also readily accessible via regular public transport services. Leisure options range from parks and golf courses to the canal towpath which is popular with walkers and cyclists. The canal itself also plays host to a rowing club based at Craiglockhart. For those who require travelling out of the city, the city by-pass, Edinburgh International Airport and the central motorway network are all readily accessible along with the Kingsknowe Railway station is close to the property which runs regular trains to Edinburgh & Glasgow

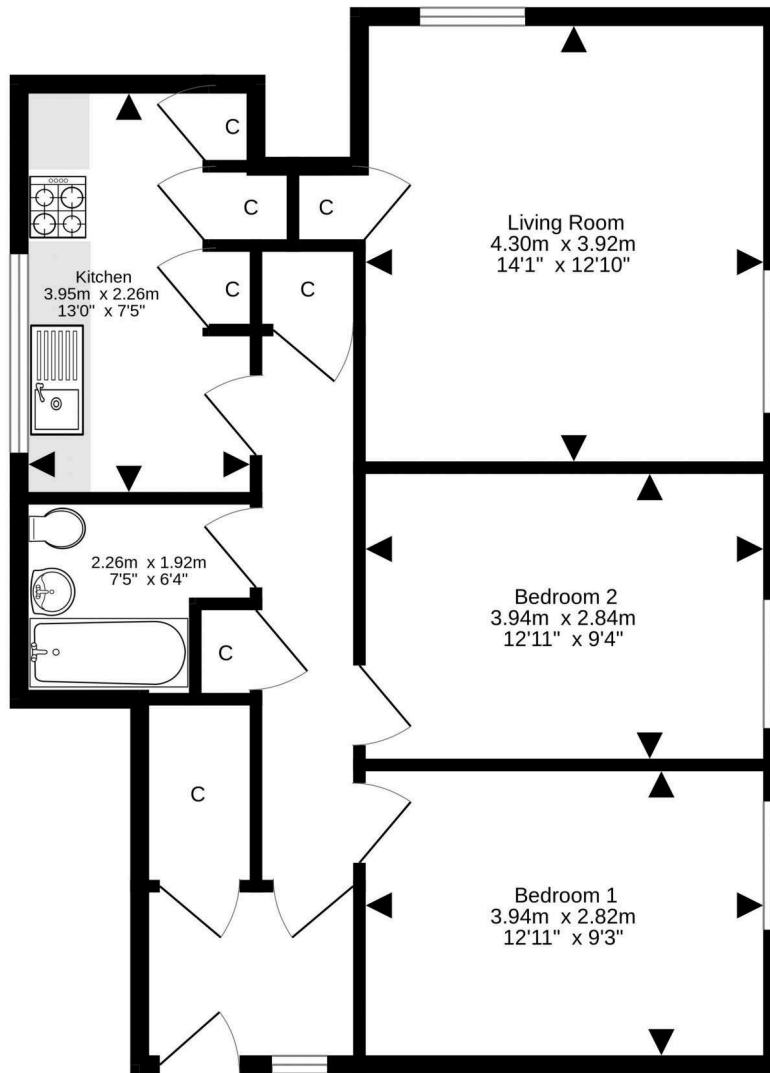
## Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

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

## EPC Band - C



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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

