

**31/4 Kingsknowe Road  
North  
Edinburgh EH14 2BN  
Offers Over £125,000**

- Large living/dining room with access to balcony
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Two double bedrooms
- Shower room fitted with two-piece suite and electric walk in shower
- Gas central heating and double glazing throughout
- Secure lockup
- Resident parking



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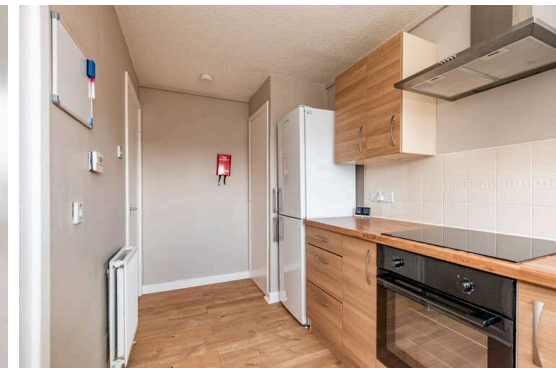
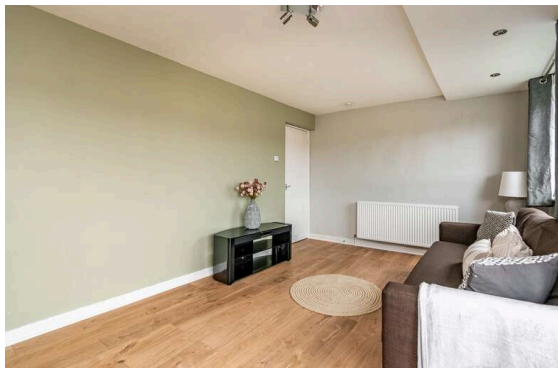
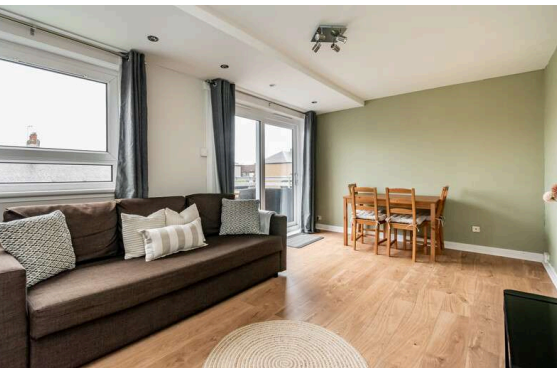
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EPC C





## Flat

Blair Cadell are delighted to bring to market this well presented two bed flat. With superb local amenities and access to the city centre, the property would be ideal for the first time buyer or buy to let investor.

The accomodation comprises of a large living/dining room with a fantastic south-west facing balcony that is the perfect sun trap in the evening. Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven, two large pantry cupboards and white goods which are included in the sale. There are two generous double bedrooms, a stylish shower room fitted with a two-piece suite and electric walk in shower. The property benefits from gas central heating and double glazing throughout for maximum efficiency. There is a useful lock up that offers plenty of additional storage space and residents parking. \*No warranties given for systems or appliances\*

The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail park & The Gyle shopping centre, both housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with Napier University nearby. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas and the City Bypass which links central Scotland's motorway network system is just a short drive away. The Union Canal and Colinton Dell are also close by with Redhall Park just a short walk away

**Viewing by appointment on 0131 337 1800**





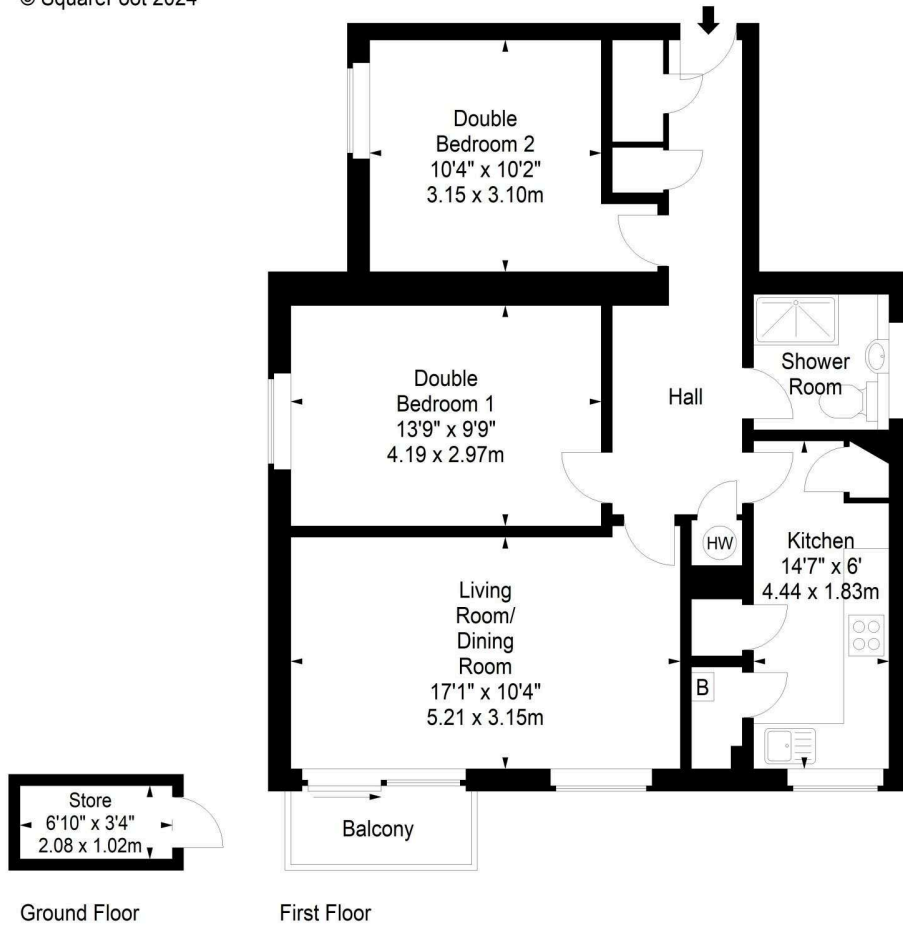


Kingsknowe Road North,  
Edinburgh, EH14 2BN



Approx. Gross Internal Area  
744 Sq Ft - 69.12 Sq M  
Store

Approx. Gross Internal Area  
22 Sq Ft - 2.04 Sq M  
For identification only. Not to scale.  
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