



GILSON GRAY

LAW • PROPERTY • FINANCE

262/3 LANARK ROAD
Kingsknowe, Edinburgh, EH14 2LR



Set within a modern development in sought-after Kingsknowe, this spacious second-floor flat benefits from a leafy parkside setting and shared residents' access to manicured gardens and on-site parking. The attractive interiors boast a reception room, a breakfasting kitchen, a bathroom, and two double bedrooms with storage, one accompanied by an en-suite shower room and the other an en-suite WC. The property's desirable suburban address is well-connected by bus and rail and offers proximity to the bypass for travel outside the city. Extras: all fitted floor coverings, blinds, curtain poles are included in sale as well as integrated cooker, freestanding fridge freezer and washing machine. All sold as seen.

The property is factored by Hacking & Paterson which includes a building insurance policy.

FEATURES

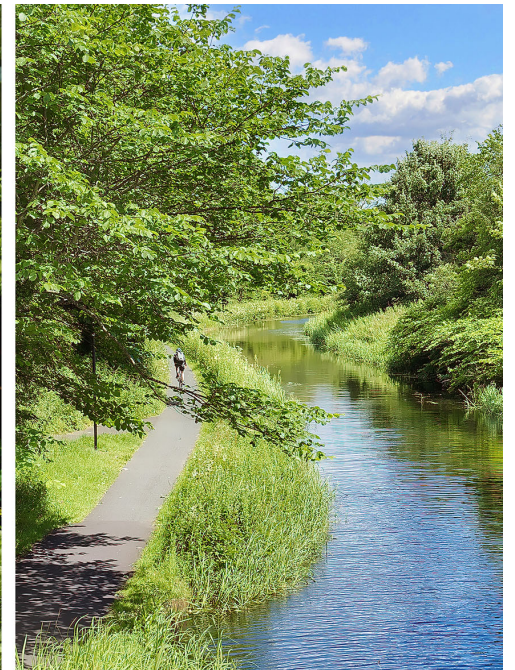
- City skyline views including Edinburgh Castle and Queensferry Crossing
- Good local travel links in and out of the city
- Spacious second-floor flat in a modern suburban development
- Entrance hall with storage and secure entry
- Living/dining room with open park views
- Bright breakfasting kitchen
- Principal suite with storage and shower room
- Second double bedroom with storage and en-suite WC
- Three-piece bathroom
- Access to loft storage space
- Secure bike store on development
- Close proximity to Water of Leith, Colinton Dell and Union Canal for walks or bike rides
- Overlooks leafy Dovecot Park
- Well-maintained communal gardens
- Residents' parking
- Gas central heating and double-glazing







"A MODERN TWO-BEDROOM HOME WITH MULTIPLE WASHROOMS, GOOD STORAGE, AND ENVIABLE CITY SKYLINE VIEWS."





EPC RATING:



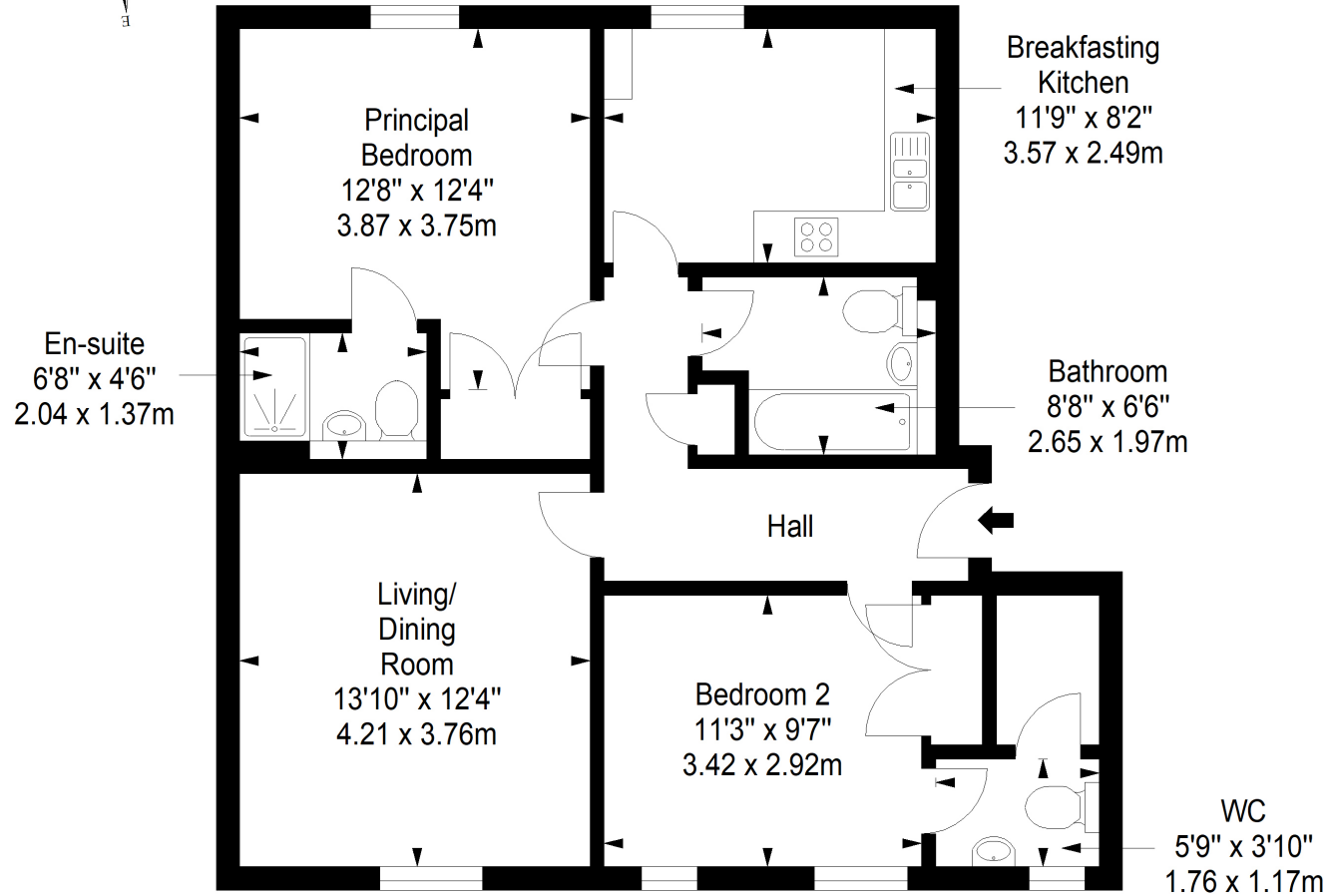
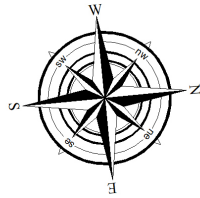
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 72.2 sq. metres (777.2 sq. feet)



Total area: approx. 72.2 sq. metres (777.2 sq. feet)



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BORDERS

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