



boyd property

7/4 Kingsknowe Place
EDINBURGH | EH14 2EQ

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Description

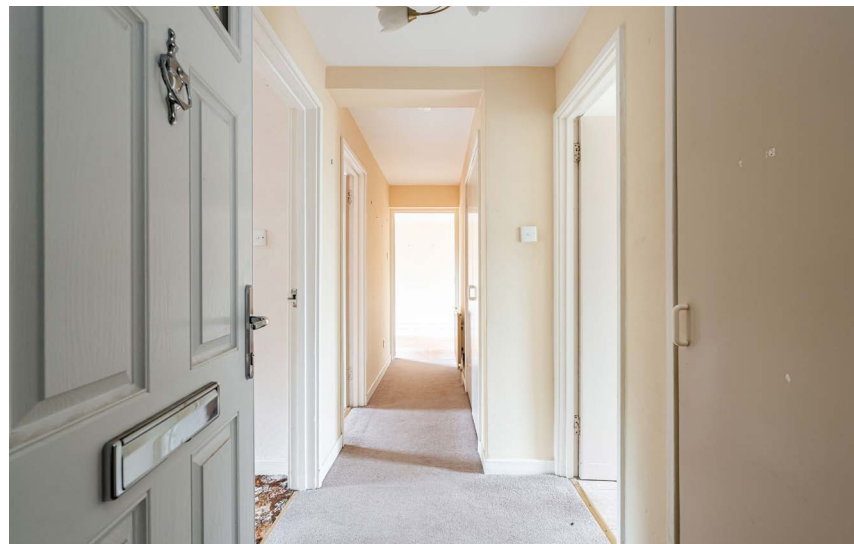
This light and airy first floor flat forms part of an established leafy residential area, close to a host of excellent amenities and commuter links. The property would now benefit from some cosmetic upgrading work. The accommodation comprises would make an ideal purchase for professionals, young family or buy to let investor and comprises; entrance hallway with good built-in storage, dual aspect lounge/dining room with windows providing exceptional natural light and lovely views beyond. The bright well laid out modern kitchen has a range of base and wall mounted units with co-ordinating work surfaces/tiled splash backs. Finally, there are two double bedrooms and a contemporary bathroom. Further benefits include gas central heating, double glazing, good built-in storage/wardrobes and an external storage cupboard and an additional communal storage located on the ground floor. Externally there are shared garden grounds and a resident's car park. Further on street parking is available within the surrounding area.

Location

Kingsknowe is a sought-after residential area lying south-west of Edinburgh's City Centre. The property is close to local amenities and facilities with a Sainsbury's supermarket and Scotmid within easy reach with a 24hour Asda's supermarket slightly further afield in nearby Chesser. Good public transport services operate to the city centre and surrounding areas and for the commuter, the City of Edinburgh Bypass is on hand linking the main motorway network system. Leisure and recreational pursuits in the area include the Union Canal & Water of Leith walkway and cycle path, Kingsknowe Golf Club with both Craiglockhart Leisure Centre with tennis courts and Greens Health and Fitness centre both a short distance away. For the growing family, schooling can be found in the vicinity from nursery to secondary.

Extras

All fitted floor coverings and the cooker in the kitchen and send to print.



Features

- Entrance hallway
- Lounge/Dining room
- Kitchen
- 2 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Good storage facilities
- Communal garden grounds
- Resident's car park



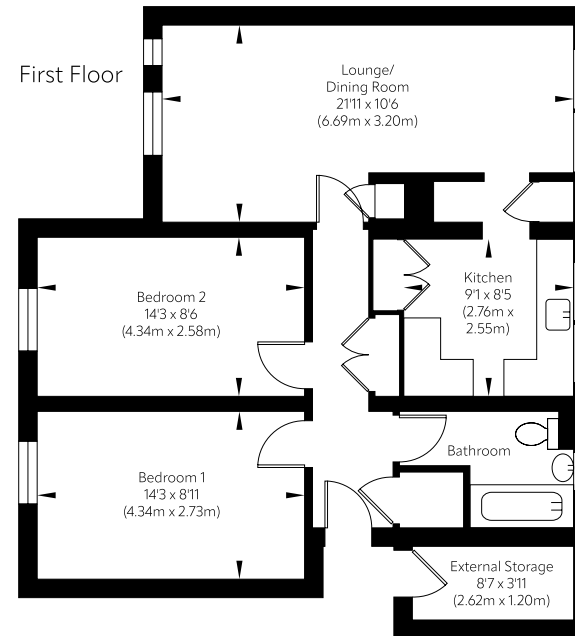
“ A light and airy first floor flat forms part of an established leafy residential area, close to a host of excellent amenities and commuter links. ”



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Approx. Gross Internal Floor Area 68.58 Sq M / 738 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable. All measurements are approximate. Not to scale. For identification only. © 2024 planography.co.uk

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