



42 Kingsknowe Road North, Edinburgh, EH14 2DF

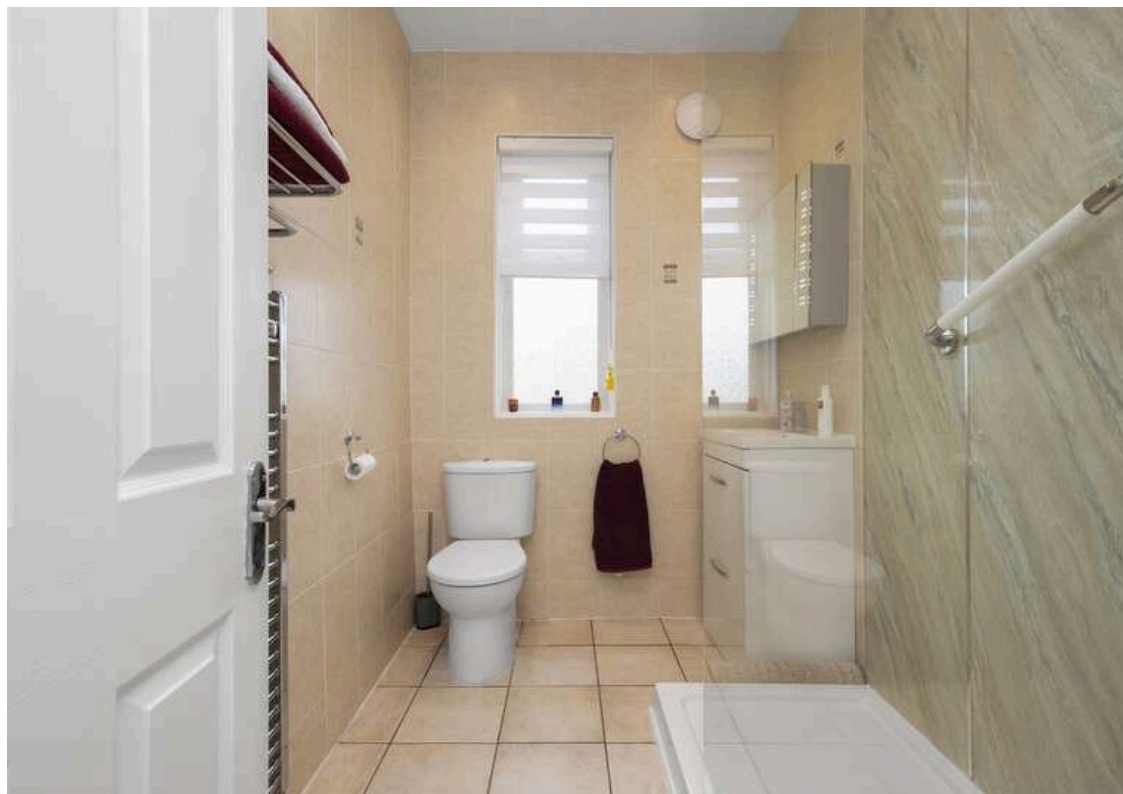


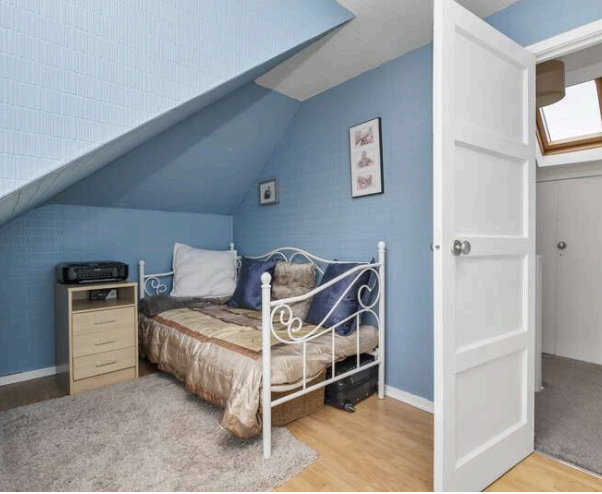
Welcome

Welcome to Kingsknowe Road North, this charming three bedroom semi-detached property is arranged over two floors offering bright and spacious accommodation. The property further benefits from a single garage, driveway and private gardens to the front and to the rear. The property is ideally located in the popular Kingsknowe area of Edinburgh, close to many local amenities, schooling and quick transport links. Presented to the market in good order throughout, we would recommend an early viewing

- Entrance vestibule.
- Reception hallway with a useful under stairs cupboard.
- Living and dining room with direct access to the rear garden.
- Fully fitted kitchen.
- Front facing double bedroom with wall to wall built in wardrobe storage, located on the ground floor.
- Front facing double bedroom located on the upper level.
- Further bedroom front facing on the upper level.
- Shower room comprising WC, wash hand basing and shower cubicle.
- Gas central heating.
- Double glazing.
- Single garage with power, also houses the boiler.
- Beautiful garden to the rear, garden shed and cellar.
- Garden and driveway to the front.







Kingsknowe

Kingsknowe is a sought after location and is a well-established residential area. Located approximately four miles southwest of the City Centre, there is an excellent public transport service and rail halt close by. The property is well placed for access to all local amenities and services including shops and retail outlets, popular bars and restaurants nearby, schools, leisure and recreational facilities including the prestigious Kingsknowe Golf Course. A short car journey away is the Gyle shopping centre and there is a Tesco Superstore at Hermiston Gait and 24 hour Asda at Chesser as well as a Sainsbury superstore at Longstone. There is easy access to the City Bypass a short drive away at Baberton, linking up to the central motorway networks. Nearby there is a delightful walk in Craiglockhart and Colinton Dell, along with the Union Canal, Water of Leith and the Pentland Hills.

Extras

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



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

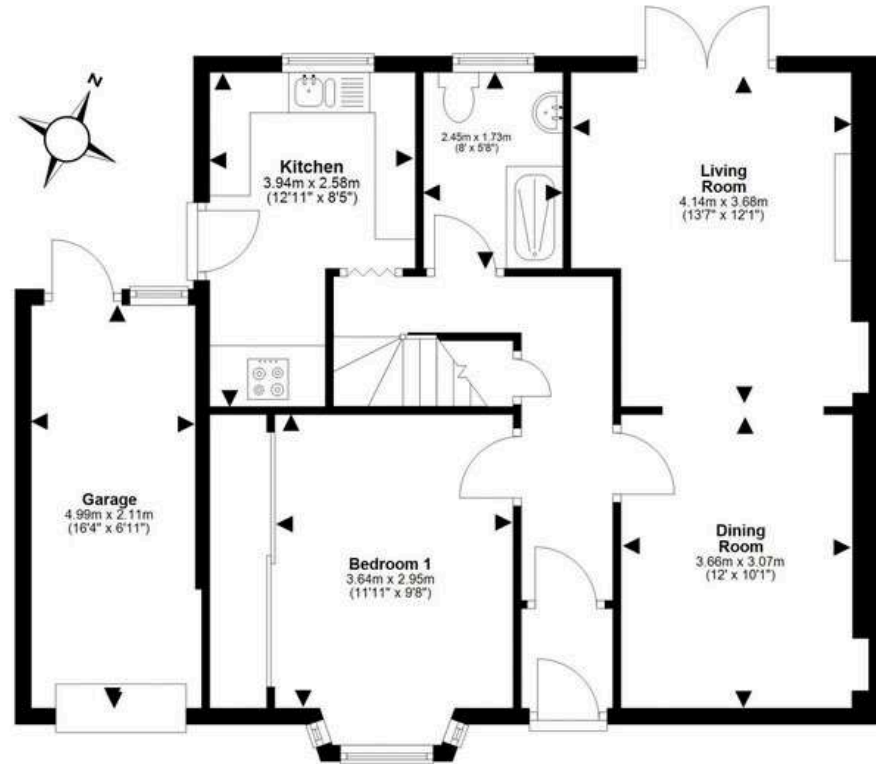
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

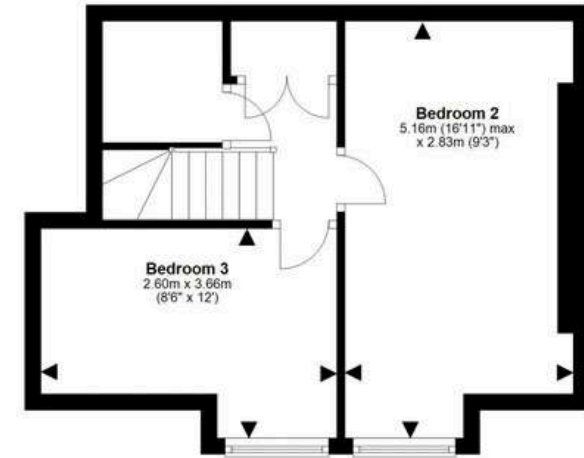
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.