



51 Kingsknowe Drive, Edinburgh, EH14 2JY



Welcome

Welcome to Kingsknowe Drive, situated in the highly desirable residential area of Kingsknowe which lies southwest to the City Centre, close to many local amenities, schooling and swift transport links. This beautifully extended four-bedroom detached property arranged over two floors offers spacious and flexible family accommodation, set within generous private gardens, occupying an enviable corner plot, along with a driveway and single garage. The roof was replaced in 2024; the property has also been re harled. Presented to the market in good order throughout, we would recommend an early viewing.

Features

- Reception hallway
- Front facing living room
- Second reception room set to the rear with garden access
- Fully fitted kitchen with direct access to the garden
- Four bedrooms - one currently used as a dining room
- Bathroom comprising WC, wash hand basin and shower unit
- Newly installed shower room located on the upper level
- Extensive full height attic space
- Gas central heating
- Double glazing
- Garden areas surrounding the property
- Single garage with driveway
- On street parking







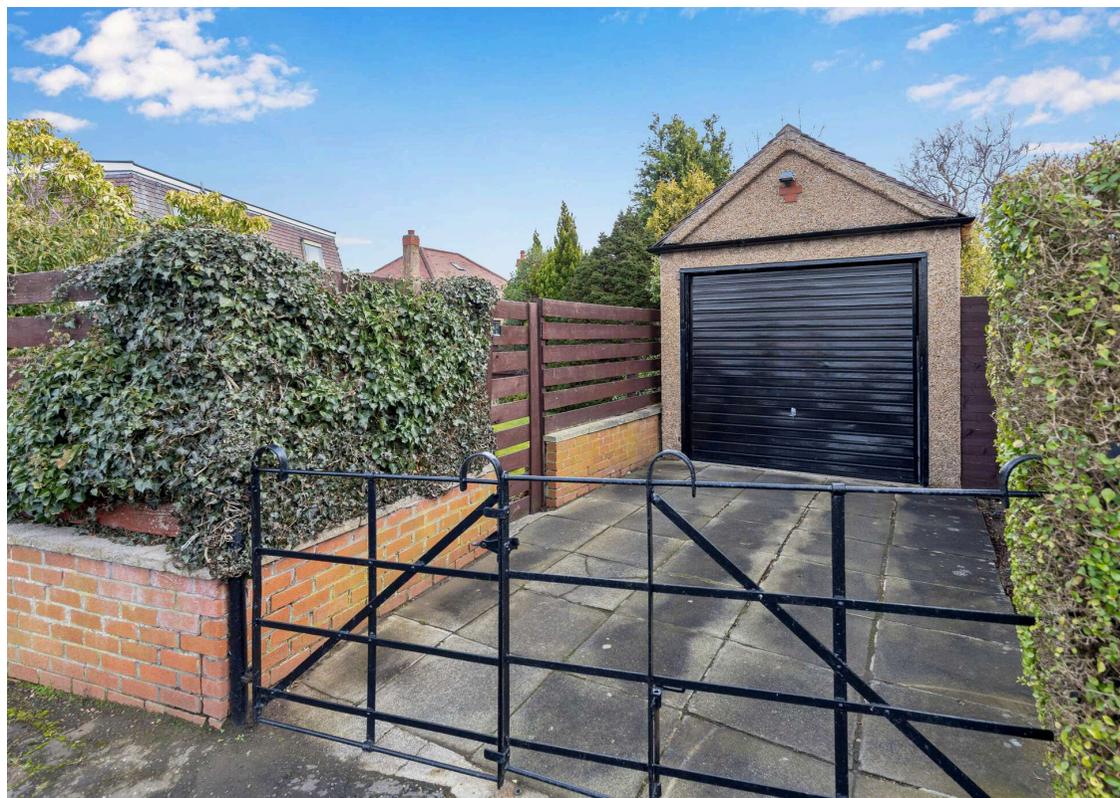
Kingsknowe

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. 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

Included in the sale are the fitted kitchen appliances, cooker, hob, extractor fan, washing machine, fridge and table top freezer. All window blinds and netting voiles and fixtures & fittings. Items of furniture can be included in the sale price.





Get in touch

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Property Hub:

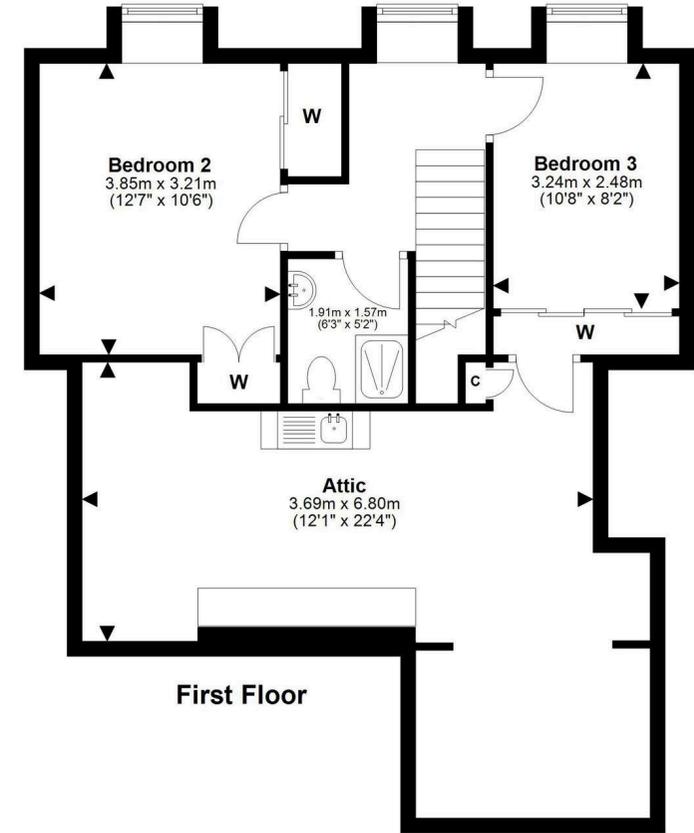
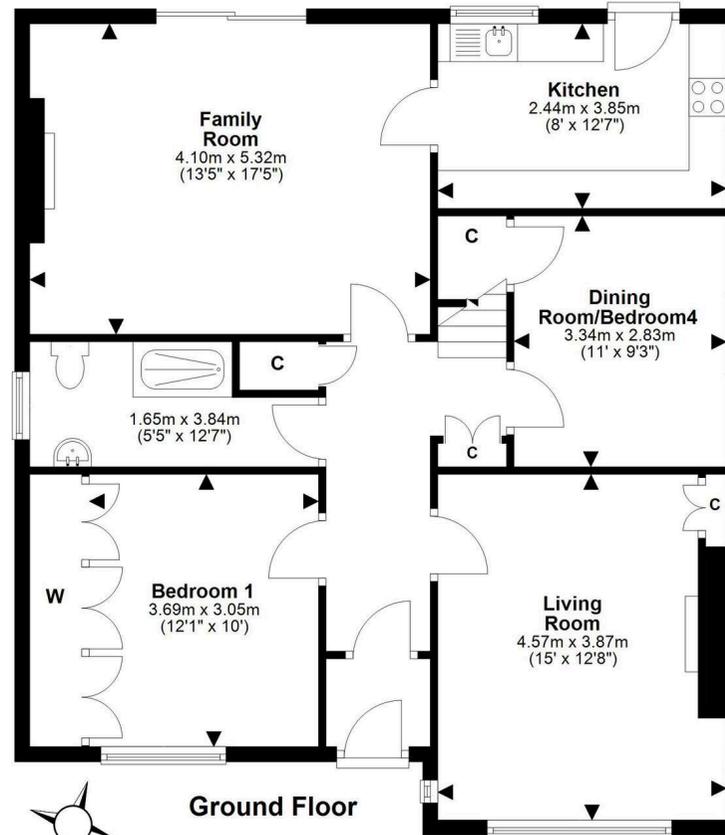
25-27 High Street, Dalkeith
EH22 1JB

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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