



4 Peatville Gardens,
Kingsknowe, Edinburgh, EH14 2EF

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Access to partially floored attic via a Ramsey ladder.
- A well-presented living room with feature wood burning stove.
- Patio doors providing access to sunroom.
- Modern fitted kitchen with appliances.
- Access to garden at rear.
- Two good-sized double bedrooms - one currently used as a dining room.
- Shower room with under floor heating.
- Electric heating.
- Double glazing.
- Private garden to front.
- Driveway leading to garage.
- Enclosed garden to rear overlooking Union Canal.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A semi-detached bungalow situated within a cul-de-sac location in the popular Kingsknowe district of the city a short journey to the southwest of Edinburgh City Centre. There is a range of local amenities close at hand and the property has development potential going into the attic space subject to the usual planning consents.

LOCATION

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 railway station 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.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 100 METRES TO KINGSKNOWE TRAIN STATION.
APPROXIMATELY 6.3 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, DISHWASHER, AUTOMATIC WASHING MACHINE AND FREESTANDING AMERICAN STYLE FRIDGE/FREEZER. THE GREENHOUSE, LOG HUT AND ALL WHITE BEDROOM FURNITURE WITHIN THE MAIN BEDROOM ARE INCLUDED WITHIN THE FOR SALE PRICE.





**ENERGY PERFORMANCE
CERTIFICATE RATING E**

**Peatville Gardens,
Edinburgh,
Midlothian, EH14 2EF**



Approx. Gross Internal Area

798 Sq Ft - 74.13 Sq M

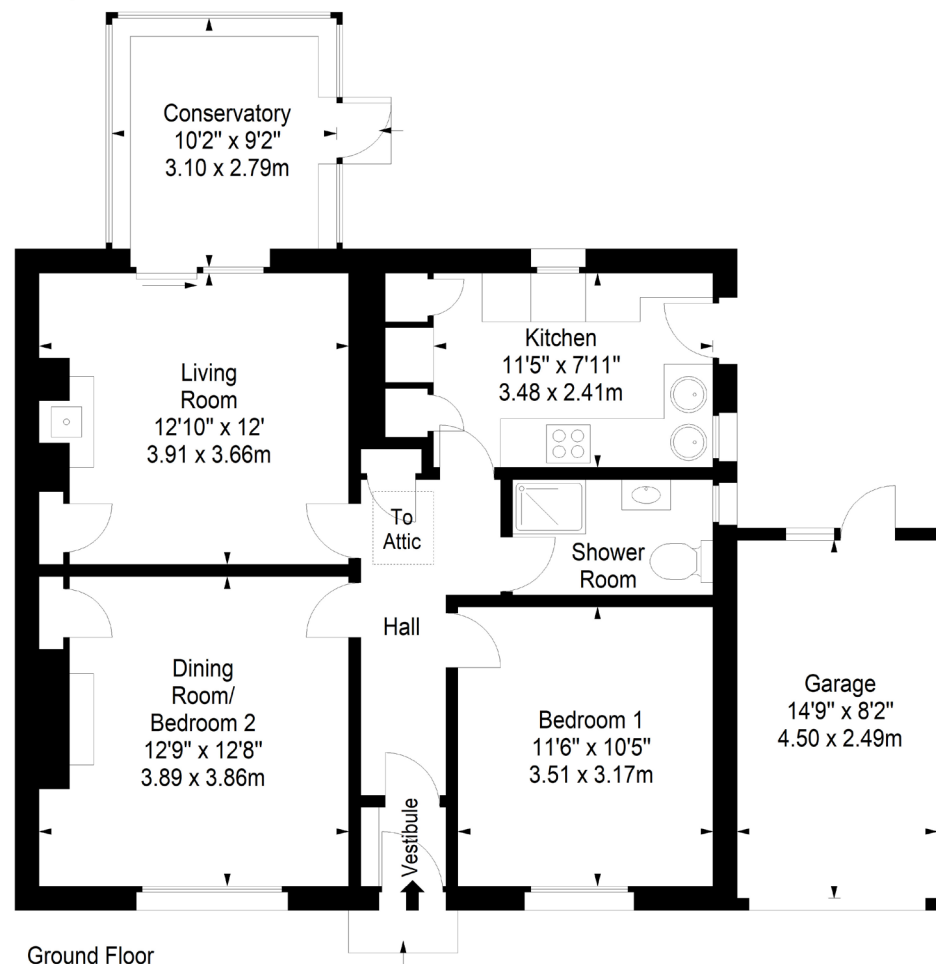
Garage

Approx. Gross Internal Area

122 Sq Ft - 11.33 Sq M

For identification only. Not to scale.

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.