



3/10 KINGSKNOWE COURT
EDINBURGH, EH14 2JT

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Irving Geddes are delighted to offer for sale this well presented & spacious 2nd floor flat, forming part of an established residential development. Located in a quiet cul-de-sac, in the sought after Kingsknowe area, southwest of Edinburgh city centre. Enjoying a fantastic location, bordered by park land and Kingsknowe Golf Club (10min walk), with a 3 min walk to the popular The Kingsknowe Bar, & railway station, which has regular trains between Edinburgh & Glasgow. A short drive to large branches of Sainsburys and Asda, with the Union/Forth & Clyde Canal within a 2min walk; the excellent 'Route 754' offering an entirely traffic-free cycle/walking path from Edinburgh to Glasgow.

The layout comprises; HALLWAY with three large storage cupboards, spacious dual-aspect LOUNGE, BREAKFASTING KITCHEN, TWO DOUBLE BEDROOMS with an attractive open outlook, and contemporary SHOWER ROOM.

The property benefits from gas central heating, double glazing, and a private store on the ground floor. Flat 10 is likely to have broad appeal & early viewing is advised.

Energy Performance D Rating **Council Tax** Band B

Services Mains water, electric, gas and drainage.

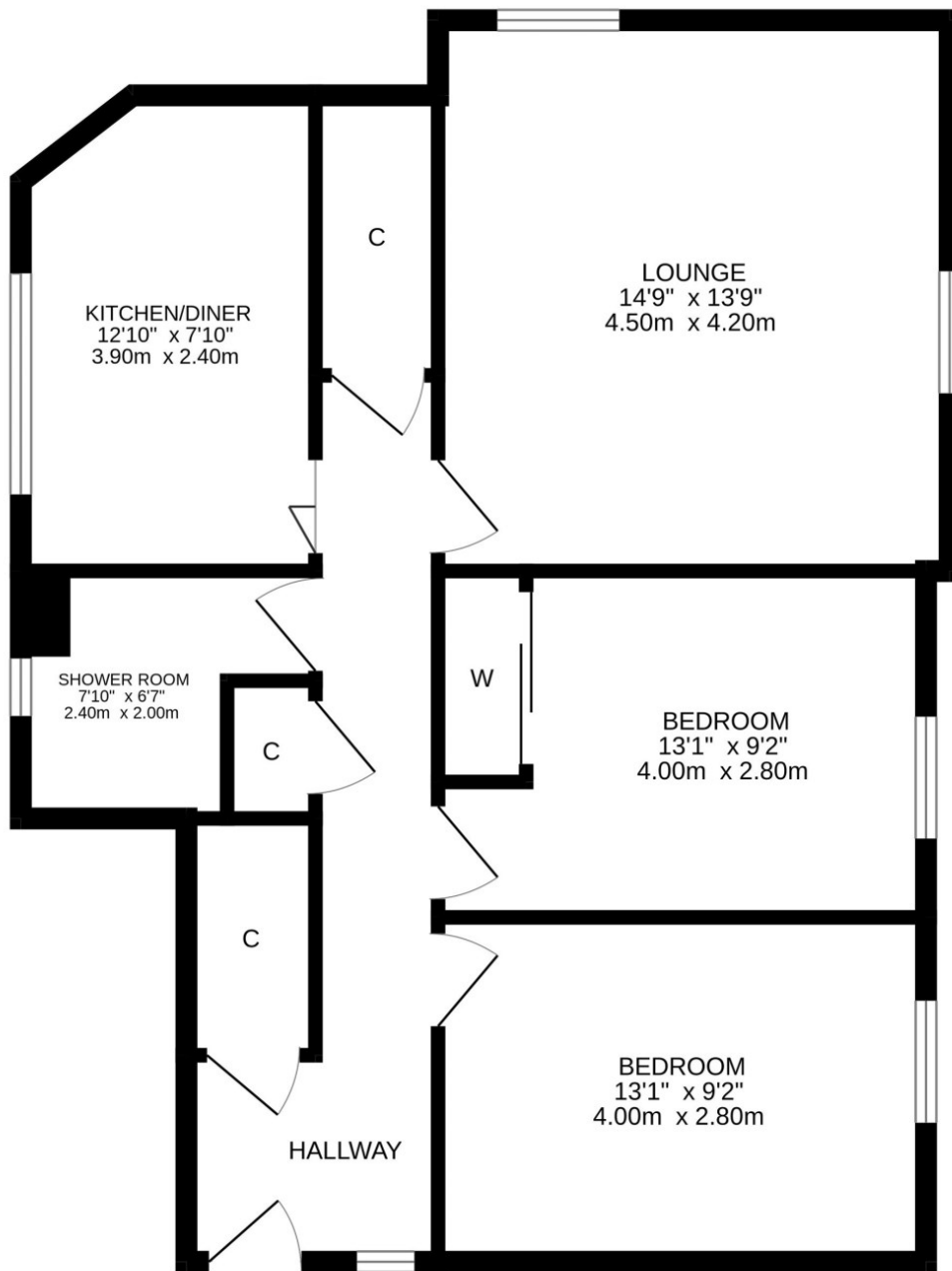
Video Tour <https://my.matterport.com/show/?m=ErCAXBnTozm>

Viewing Strictly by appointment through Irving Geddes.









Crieff
25 West High Street, PH7 4AU
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Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.