

59 (flat 11) Lanark Road, Kingsknowe, Edinburgh, EH14 1TL



59 (flat 11) Lanark Road | Kingsknowe | EH14 1TL

Description

Delightful two-bedroom first floor flat commanding an enviable setting to the rear of modern development, perfectly placed to take advantage of a wonderful range of amenities and excellent transport links which offers an enticing opportunity for city professionals. This exceptional home has been maintained a high standard and offers contemporary interior with many eye-catching finishing touches and is offered to the market in walk-in condition.

Features

- Modern first-floor flat
- Near an superb range of amenities and excellent transport links
- Beautifully presented interiors
- Secure entrance
- Living/dining room with leafy aspect
- Full complement of integrated appliances in stylish kitchen
- 2 spacious double bedrooms
- Contemporary shower room
- Gas central heating and double glazing ensuring a comfortable and ambient living environment
- Large secured shared internal storage area providing a useful space for bikes and other additional items
- Allocated parking space

Extras

The fitted floor coverings, oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included.

EPC Rating: B



Location

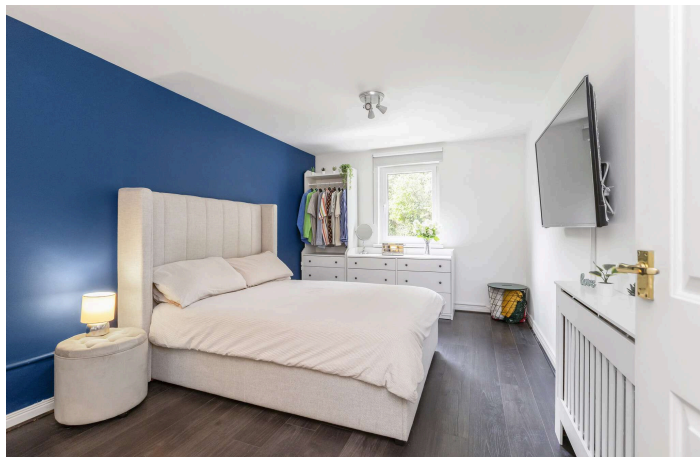
Kingsknowe is a popular residential area lying southwest of Edinburgh's City Centre. The property is close to local amenities and facilities with a Sainsbury's supermarket and Scotmid within easy reach with a 24hour Asda's, Aldi and Marks & Spencer Food Hall slightly further afield in nearby Chesser. 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

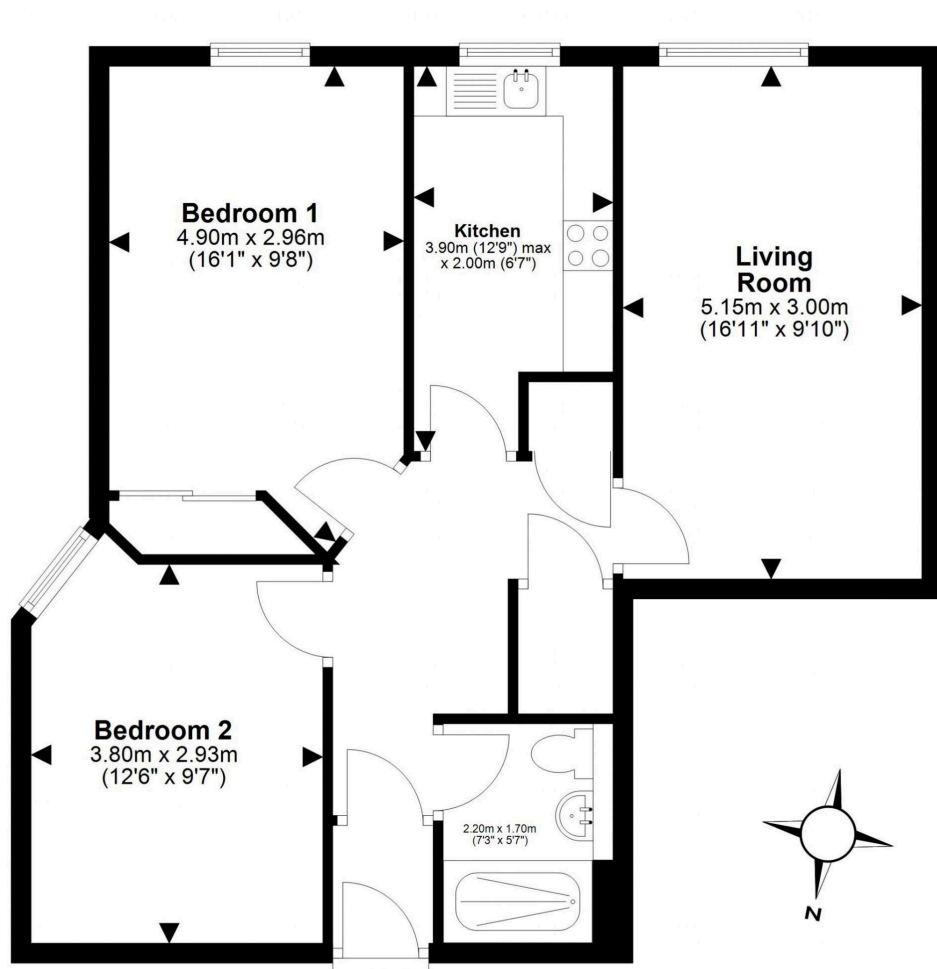
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

Additional Information

The development is factored by Trinity for approx. £700 per annum according to the vendor.





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.



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.



ēspc