

1/9 KINGSKNOWE COURT
KINGSKNOWE, EDINBURGH, EH14 2JS

CURRAN & CO
PROPERTY



1/9 KINGSKNOWE COURT

KINGSKNOWE, EDINBURGH, EH14 2JS

OFFERS OVER £150,000



'An ideal first time buy or investment, 1/9 Kingsknowe Court is a bright and spacious second floor flat which is ideally located to take advantage of excellent local amenities and transport links'

- Quiet, Canal Side Residential Development
- Spacious Living / Dining Room
- Modern Kitchen
- Two Generously Proportioned Bedrooms
- Contemporary Shower Room
- Gas Central Heating & Double Glazing
- Beautiful Outlook
- Move-in Condition Throughout



Description

1/9 Kingsknowe Court is an exceptionally bright and spacious second floor flat, which boasts idyllic views of The Union Canal and forms part of a quiet residential development in sought-after Kingsknowe. An ideal first time purchase or investment, the property is of walk-in condition throughout and ideally located to take advantage of excellent local amenities and transport links into the city centre.

Entered through a well maintained communal stair, the accommodation comprises: entrance hall with three storage cupboards, one of which is of walk-in size and houses the combi boiler; generously proportioned living room with dual aspect windows and ample space for a dining table and chairs; modern, well-equipped kitchen with base and wall-mounted units,

tiled splashback, composite white sink and freestanding cooker with built-in extractor hood, fridge/freezer and washing machine; expansive double bedroom 1 with fitted wardrobes; double bedroom 2; and contemporary shower room with walk-in shower enclosure, storage fitted beneath the sink, and heated chrome towel-rail.

Further benefits of this property include gas central heating, double glazing, and a secure storage cupboard on the ground level of the communal stair.

Externally there is shared grounds laid to lawn, and unrestricted parking via the resident's car park to the front of the building.

Note

Some images used in marketing this

property have been virtually staged. It should be noted that this property is unfurnished.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band C.

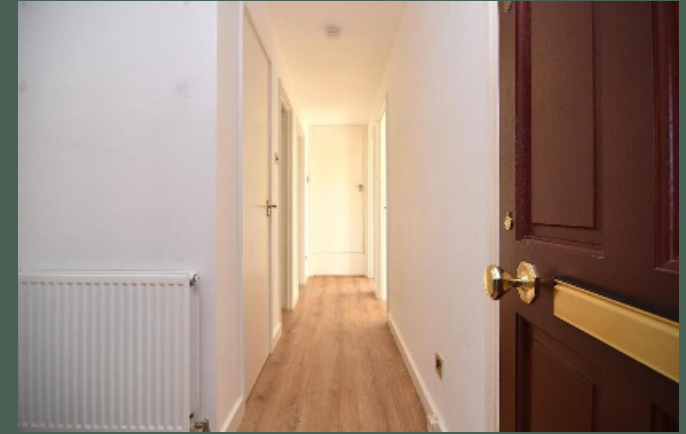
Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.





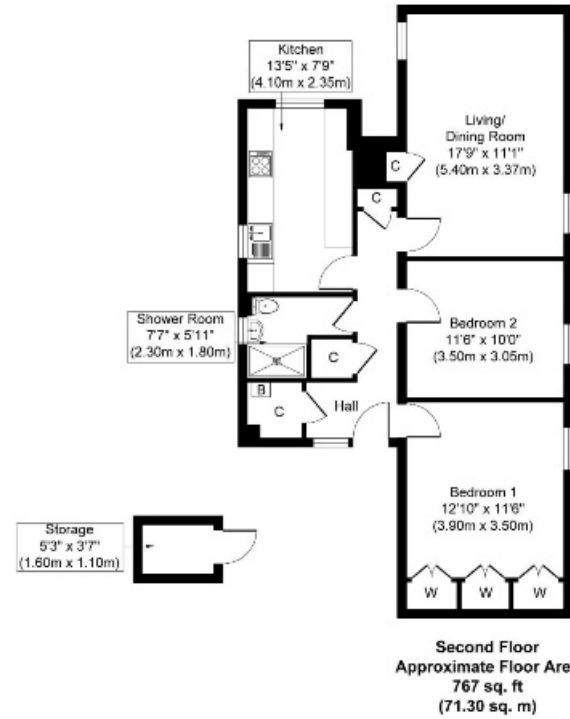
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.