

**40 Kingsknowe Road
North
Edinburgh EH14 2DF
Offers Over £360,000**

- Living room with gas fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and double electric oven, white goods included and dining area
- Three double bedrooms
- Large conservatory
- Study/second living area
- Bathroom fitted with three-piece suite and mains shower over the bath
- Shower room fitted with two-piece suite
- Gas central heating and double glazing throughout
- Beautiful private back garden
- Monoblock driveway



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EPC D



Semi-Detached

Blair Cadell are delighted to bring to market this beautifully presented semi-detached bungalow in the sought after Longstone area. With three double bedrooms and two living areas, the property is the ideal family home and must be viewed.

The accommodation comprises of a lovely warm living room with a gas fireplace making it the perfect place to relax with friends and family. An immaculate kitchen/diner with is ideal for hosting fitted with a range of floor and wall mounted units, gas hob and double electric oven and white goods which are included in the sale. There is a superb conservatory to the rear of the property with direct access to the garden and a study/second living area to the front of the property. Three double bedrooms with the master featuring a beautiful bay window and fitted wardrobes. A family bathroom fitted with a three-piece suite and mains shower over the bath and a shower room fitted with a two-piece suite. Gas central heating and double glazing throughout for maximum efficiency. An immaculate garden to the rear with raised flower beds and artificial grass for easy maintenance. Off-street parking via a Monoblock drive and a cellar offering additional storage space.

The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail park & The Gyle shopping centre, both housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with Napier University nearby. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas and the City Bypass which links central Scotland's motorway network system is just a short drive away. The Union Canal and Colinton Dell are also close by with Redhall Park just a short walk away

Viewing by appointment on 0131 337 1800





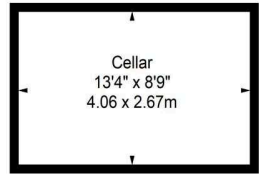
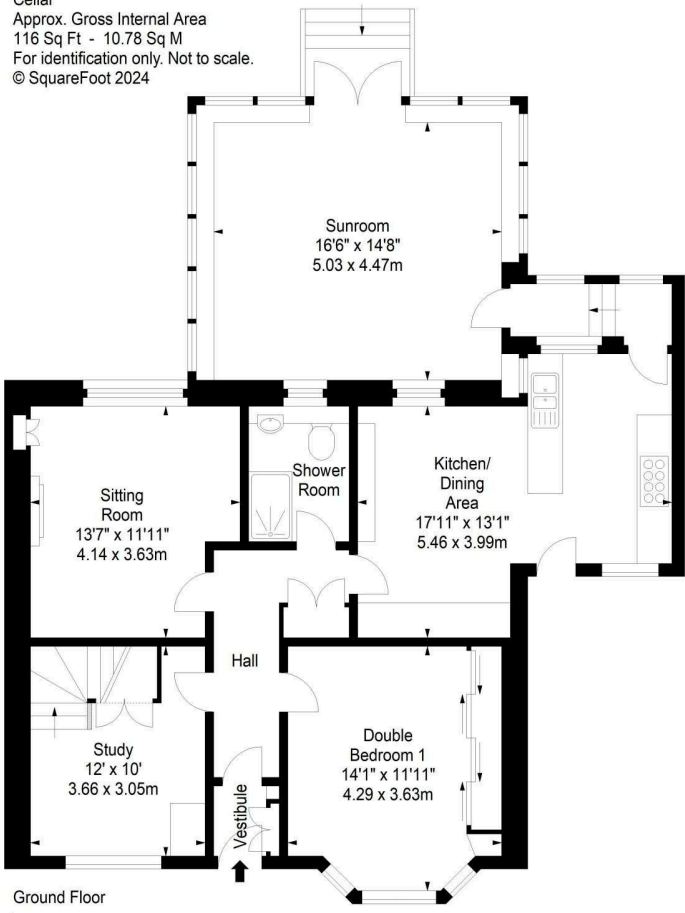
Kingsknowe Road North, EH14 2DF



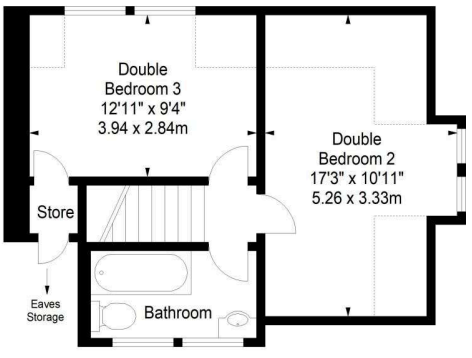
Approx. Gross Internal Area
1540 Sq Ft - 143.07 Sq M

Cellar
Approx. Gross Internal Area
116 Sq Ft - 10.78 Sq M

For identification only. Not to scale.
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Cellar



First Floor

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