





Welcome

Welcome to Kingsknowe Court, McDougall McQueen present to the market this well-proportioned two bedroom ground floor flat set within well maintained communal gardens, within the popular and well-established area of Kingsknowe. The property boasts excellent storage and benefits from gas central heating, double glazing and unrestricted on street parking. Ideally located in a quiet residential area close to the canal cycle path and a range of local amenities along with public transport links, with nearby Kingsknowe railway station with regular trains to central Edinburgh and Glasgow. This property is a perfect opportunity for the first time buyer, small family, those looking to downsize or indeed presents a fabulous investment opportunity. Presented to the market in good order throughout, we would recommend an early viewing.

Welcoming hallway with excellent storage facilities

- Bright and spacious dual aspect living room
- Breakfasting kitchen with a range of wall and base units along with appliances included
- Spacious double bedroom with ample space for free standing furniture
- Further good sized double bedroom
- Bathroom presented as a shower room
- Gas central heating
- Double glazing
- Communal gardens
- Residents and visitors parking





Kingsknowe

Kingsknowe is a well-established residential area of the city, bordered by Kingsknowe Golf Club and Dovecot Park, approximately four miles south/west of the City Centre. Whilst there are excellent road and rail links into the city centre and to many other parts of the city, the surrounding area boasts several independent shops, convenience stores, a large branch of Sainsburys, a 24 hour Asda and a variety of popular eateries and pubs. In addition, Hermiston Gait and the Gyle Shopping Centre are within easy reach. Schools from nursery through to senior level are available locally, as are parts of Napier University and Edinburgh College. Heriot Watt University is also readily accessible via regular public transport services. Leisure options range from parks and golf courses to the canal towpath which is popular with walkers and cyclists. The canal itself also plays host to a rowing club based at Craiglockhart. For those who require travelling out of the city, the city by-pass, Edinburgh International Airport and the central motorway network are all readily accessible along with the Kingsknowe Railway station is close to the

Extras

Extras: All fitted floor coverings, light fittings, and integrated appliances are included in the sale.



Get in touch

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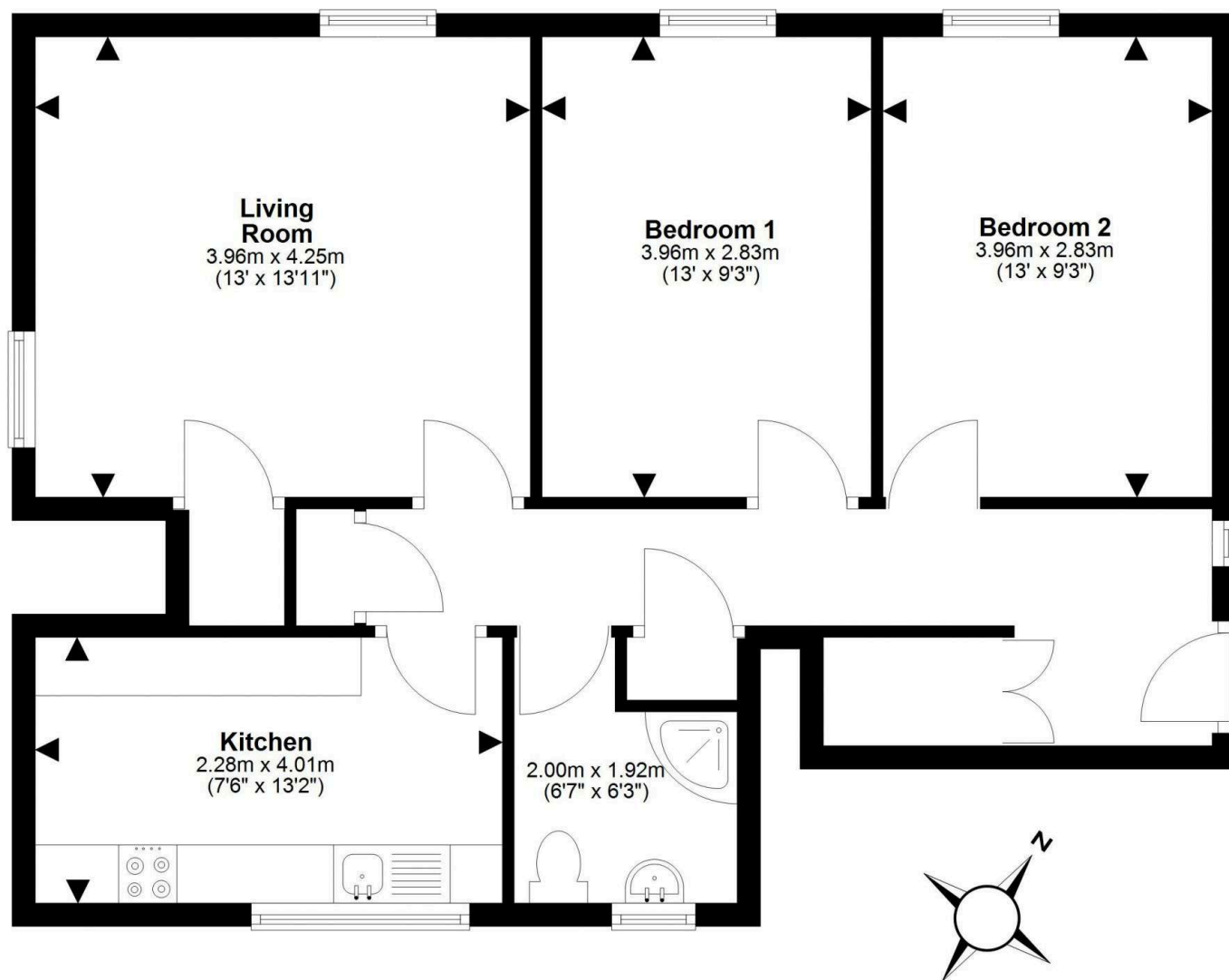
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.