





Welcome

Welcome to Kingsknowe Place, McDougall McQueen are delighted to offer to the market this charming, well-proportioned, bright and spacious two bedroom second floor flat with excellent storage. The property forms part of a block set with communal gardens with drying greens along with residents and visitors parking. The property is conveniently located in the sought-after Kingsknowe area of Edinburgh close to many local amenities, schooling and swift transport links. This property offers an excellent opportunity to the first time buyer small family, those looking to downsize or indeed an excellent investment opportunity. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining room
- Fully fitted kitchen
- Bathroom presented as a shower room
- Two double bedrooms
- Gas central heating
- Double glazing
- Communal gardens
- Residents and visitors parking





Kingsknowe

Slateford is a highly regarded residential location situated west of the City Centre. Frequent bus services offer unrivalled quick access to the City Centre and surrounding areas whilst Haymarket and Slateford train stations are easily accessible. By car there is fast access to the city bypass, motorway network, Edinburgh Airport and the Queensferry Crossing. There are excellent local amenities on your doorstep including a large Asda and Sainsbury's superstore with a Marks and Spencer Food Hall and other outlets including a Costa Coffee house at Edinburgh West Retail Park. Slateford boasts first rate Leisure and health facilities including Fountain Park benefiting from a modern cinema complex, bowling alley, gym, bars and restaurants. Meggetland sports complex is moments away and there are popular cycle routes along the Union Canal and peaceful walking routes at the nearby Water of Leith.

Extras

Included in the sale are all floor coverings, light fittings, window blinds, integrated kitchen appliances, and any other items as agreed or confirmed by the seller.



Get in touch

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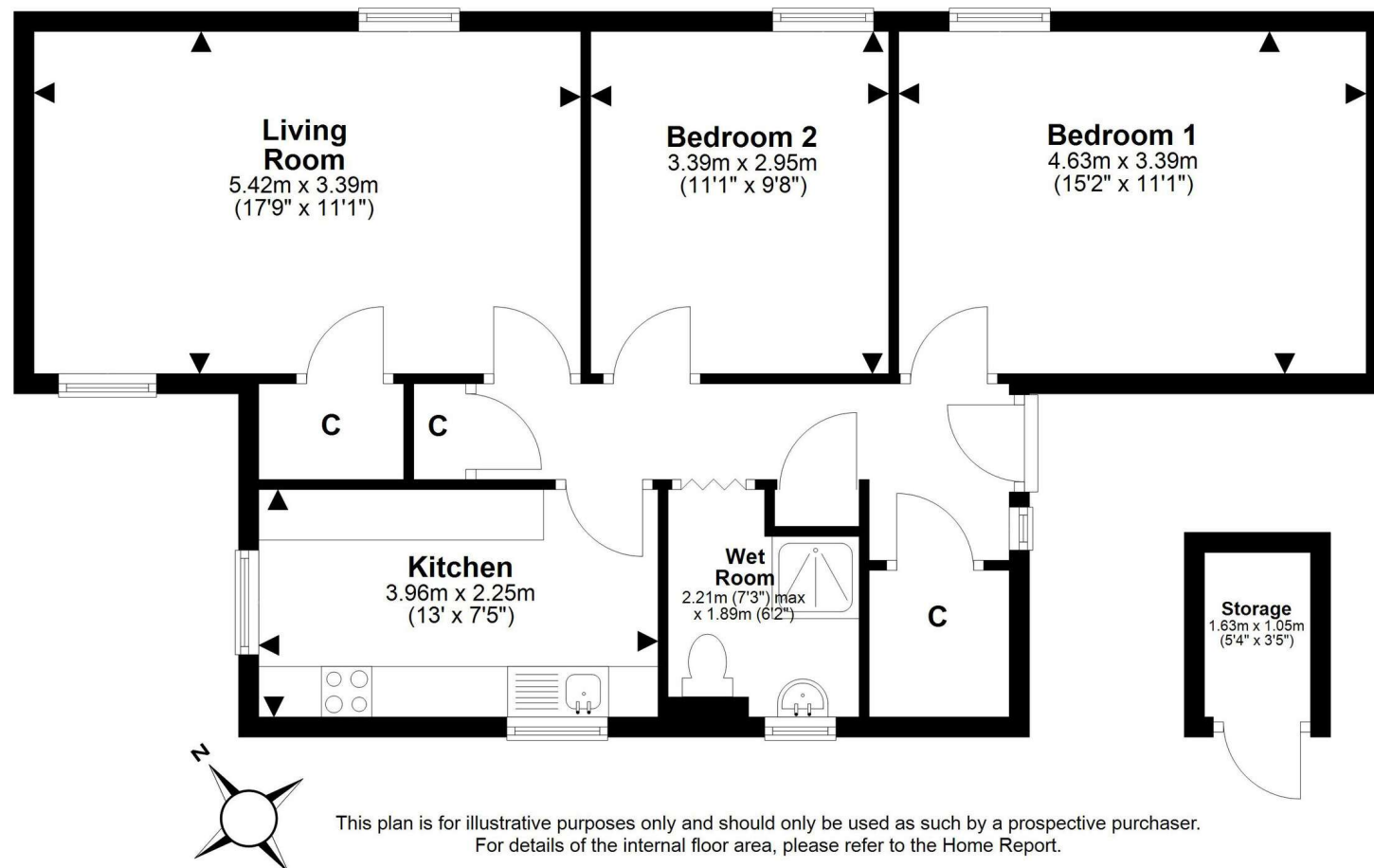
Bruntsfield Office:

103-105 Bruntsfield Place,
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.