

# 25 Knight Crescent

EDINBURGH, EH16 4XA



*Spacious Four Bedroom Detached House In  
Edinburghs Popular Wisp Area*



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McEwan Fraser Legal is delighted to present this four bedroom detached house. The property is in walk-in condition having been upgraded by the current owners.

# THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is bright and modern whilst offering various configuration possibilities.
- Fully equipped breakfasting kitchen which is modern and benefits from a gas hob, fan ovens and a mixture of integrated and freestanding appliances.
- There are four bedrooms that are well proportioned. Master bedroom en suite and three other bedrooms which range in size.
- The house has two bathrooms and one WC. The WC is on the ground floor and provides facilities for guests whilst on the first floor there is a three-piece family bathroom and en suite shower room from the master bedroom.
- There is a spacious integral single garage which has electricity.

In addition to this, the property includes off-street parking, private front and back gardens as well as gas central heating full double glazing and great insulation making for a warm and cost-effective home year-round.

# THE KITCHEN



# THE UTILITY ROOM & BATHROOM



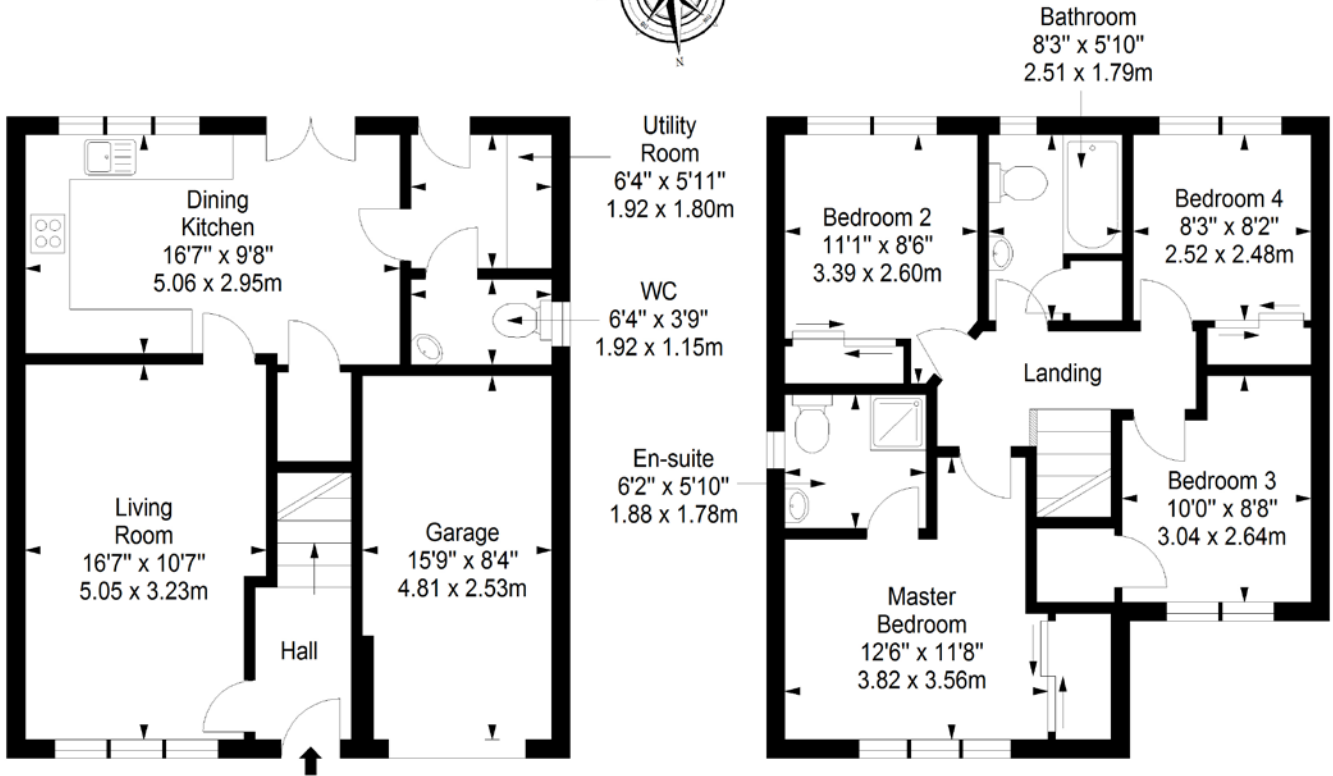
# MASTER BEDROOM & BEDROOM 2



# BEDROOMS 3 & 4

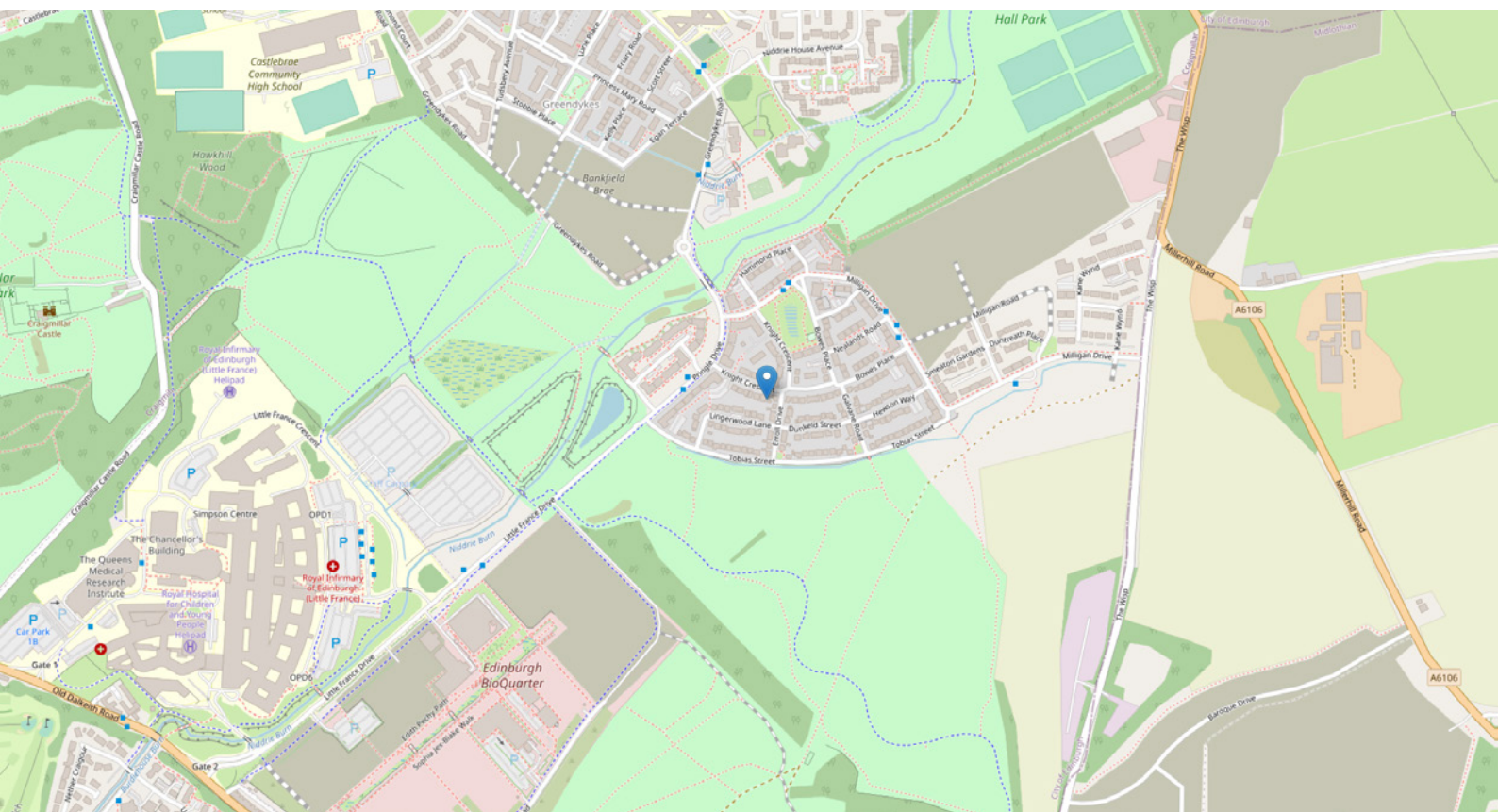


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Knight Crescent lies to the southeast of Edinburgh City centre, inside the city bypass and well-placed for the Royal Infirmary.





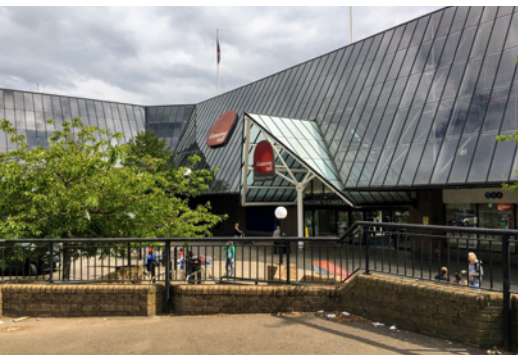


Nearby Danderhall offers a good range of local amenities, including a supermarket, chemist and a Post Office and also has its own primary school and nursery.

The major retail park at Fort Kinnaird is a short drive away, as is the retail park at Straiton, just off the city bypass, which also offers easy commuting to surrounding areas and motorway links.

Regular public transport is available from The Wisp, linking to the city centre.

Hunter's Hall Public Park offers green outdoor spaces for recreation, along with Liberton and Duddingston golf courses.



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