



83 Lanark Road
KINGSKNOWE | EDINBURGH | EH14 2NB


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Stylish and spacious two bed semi villa boasting larger than average and well screened private gardens and an elevated position with leafy outlook. Great transport links, including bus and train services, are available within the area ensuring easy access into the city centre or outwith.

Viewing is highly recommended to appreciate this lovely home, which is much enhanced by modern fittings. The living room has space for seating and dining, a window to front and bi-folding doors to rear ensuring maximum natural light. Gas fired underfloor heating is in place in this room and the hallway. Sleek white gloss units in the kitchen sit next to solid wood worktops and this room benefits from electric under-flooring heating. A door from this room accesses two large outdoor storage areas with power and access to the front and rear of the house. Upstairs you'll find two double bedrooms, each of which benefits from built-in wardrobe space, and the bathroom featuring a modern white suite, neutral tone tiling and an electric shower above the bath. The property sits on an elevated spot well up from the road which ensures privacy and a pleasant outlook to the mature trees lining the Union Canal walk/cycleways opposite. A fully enclosed rear garden with lawn catches the best of the sun and is ideal for sitting out or children playing. The generous size of the garden allows space for extending the accommodation, subject to the necessary consents being obtained.

- Entrance hallway
- Dual aspect living/dining room
- Attractively fitted kitchen
- Two double bedrooms with built-in storage
- Modern bathroom with electric shower
- Two large external stores off kitchen
- Double glazing
- Gas central heating (except kitchen - electric heating)
- Large private gardens

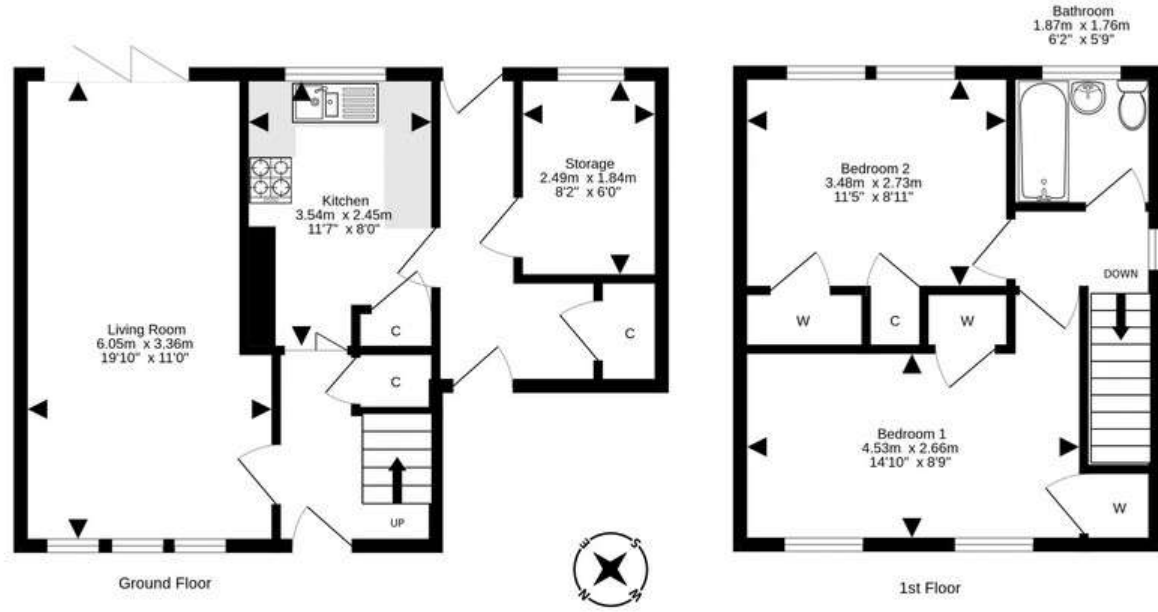
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



No white goods or items of furniture will be included in the sale.
EPC rating D.

Kingsknowe is a popular suburb of Edinburgh lying south-west of Craiglockhart. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. A 24 hour Asda Superstore is located off nearby New Mart Road and a retail park nestling between Chesser Avenue and Hutchison Road includes Aldi, M&S Simply Food and a Home Bargains store. Further amenities are to be found at Colinton and Juniper Green, both just a short car or bus drive away. Hermiston Gait and the Gyle complex are also within easy reach and there is a local golf course. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024