



5 Kingsknowe Terrace
KINGSKNOWE | EDINBURGH | EH14 2JJ


warners
solicitors & estate agents



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Most impressive and bright detached bungalow with driveway and delightful, South facing established rear garden, located in a popular and convenient residential area, well placed for excellent amenities. In need of a degree of modernisation, this fantastic family home offers spacious, comfortable and well planned accommodation. The principal living area overlooks the rear garden by means of large picture window to ensure an abundance of natural light. The fitted kitchen boasts ample space for appliances and is accessed via the dining room, and also gives access to the conservatory which in turn offers direct access to the garden. There are two good sized double bedrooms, one to the front and one to the rear, and the accommodation is completed by a modern shower room with walk in mains shower, vanity sink and wc. There is a floored and lined attic providing copious storage. Further benefits include gas central heating, double glazing and unrestricted on street parking.

- Hallway
- Spacious living room
- Dining room archway to fitted kitchen
- Conservatory
- Two good sized front facing double bedrooms
- Modern shower room
- Gas central heating
- Double glazing
- Good storage options including floored and lined attic
- South facing rear garden
- Well presented front garden
- Driveway and 'lean to' car port

Included in the sale will be the curtains, blinds and cooker. Items of furniture may be available if required. Please note that the bathroom mirror will be removed. EPC Rating D.

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



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. Sainsburys at Inglis Green Road is nearby, as is a 24 hour Asda Superstore is 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. Walking and cycle paths can be found nearby, giving access to the Union Canal and Water of Leith paths. 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.



