



1/5 Kingsknowe Court
KINGSKNOWE | EDINBURGH | EH14 2JS


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solicitors & estate agents



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Set on a quiet cul-de-sac along the banks of the Union Canal and seconds from the train station is this spacious first floor apartment. Boasting picturesque water views, gas central heating, double glazing and ample resident's parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with three deep storage cupboards, a bright dual aspect lounge with generous dining space, a fitted kitchen, two well-proportioned double bedrooms (one with full length built-in wardrobe) and the flat is completed by a stylish shower room.

- Quiet setting along the banks of the Union Canal
- Seconds from the train station and quick transport links
- Scenic water views
- Welcoming hallway with deep storage cupboards
- Bright dual aspect lounge
- Fitted kitchen
- Two large double bedrooms
- Stylish shower room
- South-West facing windows in lounge and bedrooms
- Gas central heating
- New boiler installed Sept2023 with warranty until Sept2028
- Double glazing
- Ample resident's parking

All curtains, washing machine, fridge freezer, tumble dryer, oven, hob, built-in wardrobes in both bedrooms and light fittings included in sale.

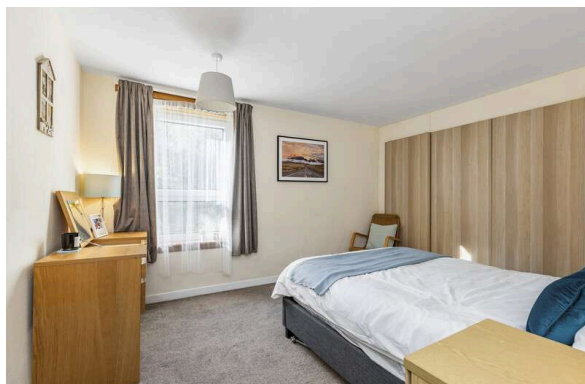
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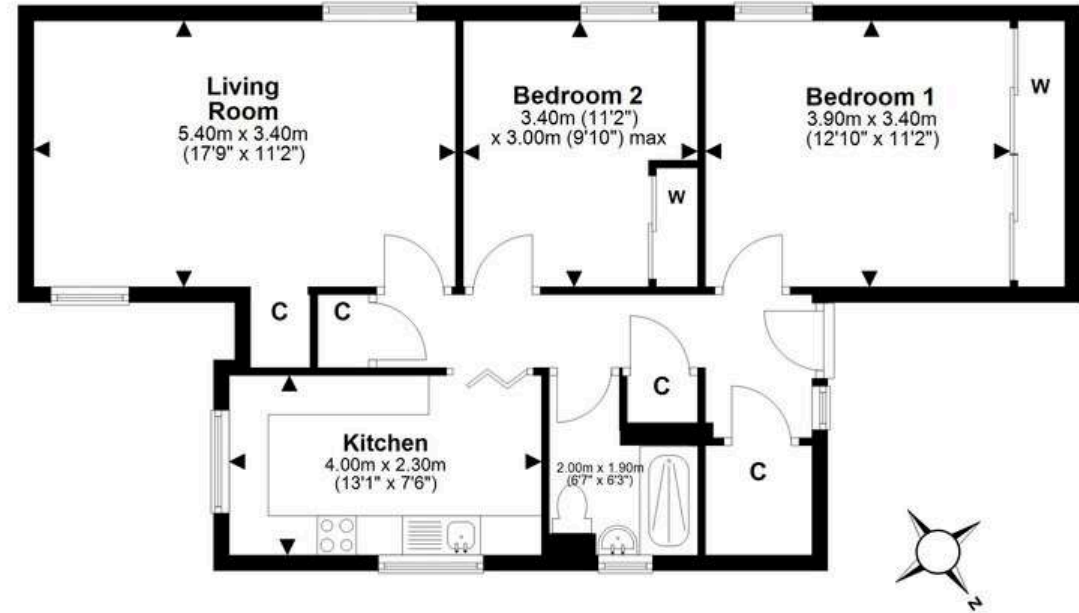
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



There are no factoring charges associated with this property.

Kingsknowe is a popular suburb of Edinburgh lying south-west of Craiglockhart. There is an excellent 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 Home Report.
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.