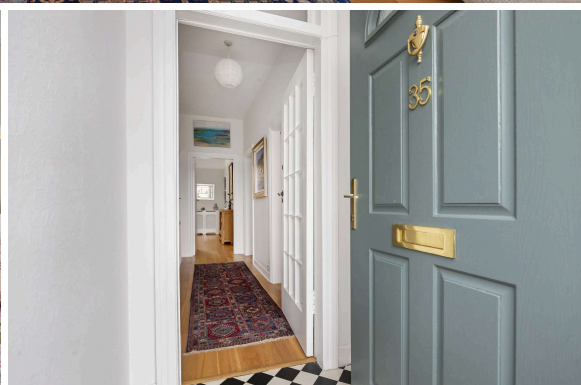
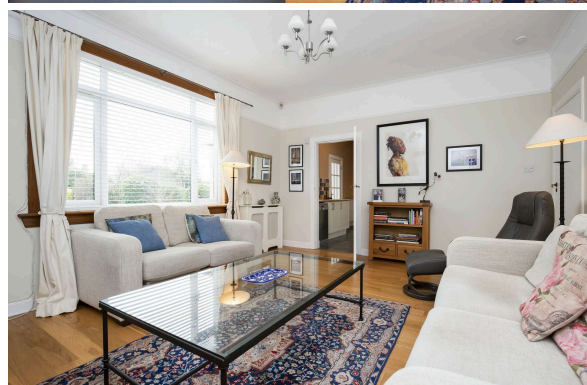




35 Kingsknowe Avenue
KINGSKNOWE | EDINBURGH | EH14 2JL


warners
solicitors & estate agents





35 Kingsknowe Avenue

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A beautifully presented, light and spacious interior is on offer within this traditional extended detached bungalow, superbly set within fabulous, well stocked gardens in a peaceful residential street with easy access to amenities and transport links.

Viewing is essential to appreciate all the fine features and true walk-in condition of this most appealing home, ideal for a family looking for flexible living space and with the potential to convert the loft subject to consents being obtained. The property sits on a prime corner position in a sought after area close to the railway station, regular bus services and the scenic Union Canal walkway. Public living space is well catered for with a living room and garden room available for relaxation, entertaining or dining, both facing out to the rear of the house overlooking the exceptionally well stocked rear garden. Here, you can enjoy the west-facing aspect, best for the afternoon and evening sun, on a choice of lawn or patio areas amongst mature shrubs, plants and fruit bushes. Both the kitchen and utility room have been nicely fitted out with a range of tasteful cream storage units. There are three double sized bedrooms, the principal room having a box bay window. The family bathroom features a double ended bath with electric shower above and fashionable painted wood panelling to the walls, and the shower-room has a modern white suite with mixer shower. The property is set back and up from the street behind a fully enclosed and mature front garden. Pedestrian access to the single garage and drive is from the foot of the garden, whilst vehicular access is from neighbouring Kingsknowe Drive.

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





- Entrance vestibule and hallway
- Living room with fireplace
- Large garden room
- Well fitted kitchen
- Handy utility room
- Three double sized bedrooms
- Bathroom
- Shower-room
- Gas central heating
- Double glazing
- Part floored attic for storage
- Garage and drive
- Wonderful private gardens front and rear

EPC Rating D

Council Tax Band F

Extras include fridge, freezer, dishwasher, washing machine, oven, hob, pulley, blinds, light fixtures and large wardrobe in bedroom 2 .



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.







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