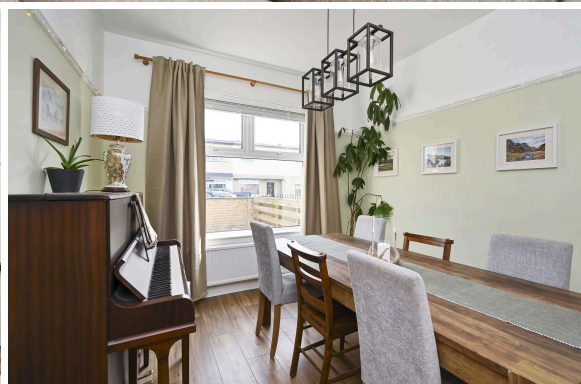




48 Kingsknowe Road North
KINGSKNOWE | EDINBURGH | EH14 2DF


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solicitors & estate agents



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Stylish and spacious semi detached bungalow offering flexible accommodation to four bedrooms and boasting large, well screened landscaped private rear garden, front garden, driveway and garage. Great transport links, including bus and train services, are available within the area ensuring easy access into the city centre and beyond. Viewing is highly recommended to appreciate this lovely home, which is much enhanced by modern fittings and many bespoke and high spec finishes. The front facing living room is bright and boasts a feature fire and surround. Further front facing room makes for a fabulous formal dining room or fourth bedroom. The well appointed kitchen is fitted with floor and wall units, space for appliances, and has a handy utility off which allows access to the large enclosed rear garden. The downstairs bedroom is situated to the rear of the property and features bespoke fitted storage. The contemporary bathroom with mains shower over bath, vanity sink unit, and underfloor heating completes the accommodation on this level. Upstairs you'll find two double bedrooms, one benefitting from a walk in wardrobe which could be utilised a number of ways. The lovely rear garden with lawn and landscaped pathway and patio area catches the best of the sun and is ideal for outdoor entertaining or children playing, and the front garden is easily maintained with driveway to garage.

- Entrance hallway
- Front facing living room with feature fireplace
- Well appointed fitted kitchen
- Rear facing downstairs bedroom with bespoke storage
- Two bedrooms upstairs, one with walk in wardrobe/office
- Dining room/ bedroom four
- Contemporary bathroom with mains shower over bath
- Gas central and underfloor heating
- Double glazing
- Fantastic storage options
- Easy maintenance front garden, driveway and garage
- Large, fully enclosed landscaped private rear garden

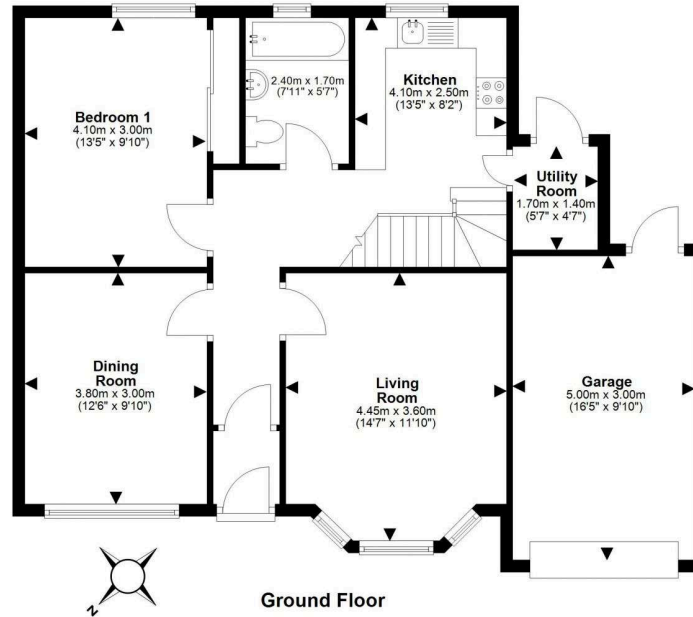
Included in the sale will be the blinds, cooker, washing machine, lighting fixtures, TV bracket in upstairs bedroom. EPC Rating D. Council Tax Band E.

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

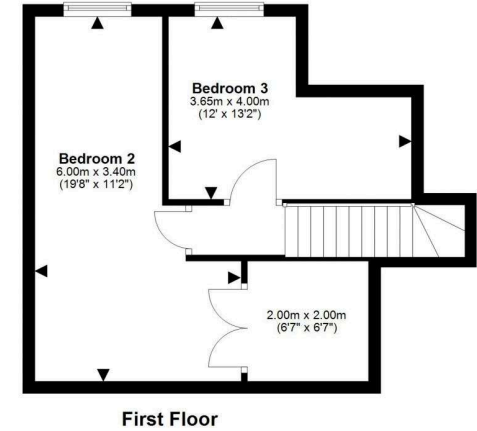


Kingsknowe is a popular suburb of Edinburgh lying south-west of Craiglockhart. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. A 24 hour Asda Superstore is located off nearby New Mart Road and a retail park nestling between Chesser 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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