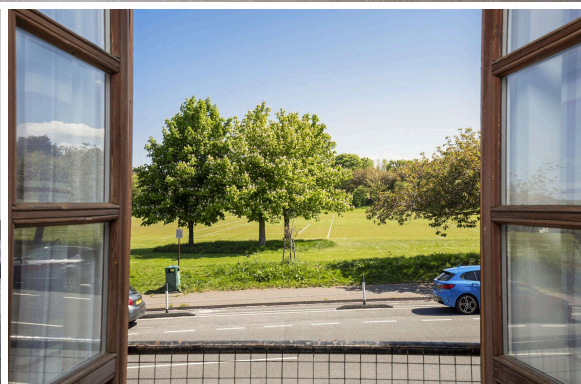




256/3 Lanark Road
KINGSKNOWE | EDINBURGH | EH14 2LR


warners
solicitors & estate agents



256/3 Lanark Road

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Well-presented and spacious two-bedroom first floor apartment situated in the popular Kingsknowe district, south-west of Edinburgh's city centre.

This beautiful apartment has been tastefully decorated throughout and is offered to the market in move-in condition. The living room is of a good size and from here French windows open out to a Juliet balcony offering views over Dovecot Park. The separate kitchen benefits from gas hob and offers a good amount of cupboard space.

The principal bedroom boasts a stylish ensuite, Juliet balcony, and integral wardrobe storage. The second bedroom also offers plenty of built-in wardrobe storage, and could alternatively be employed as a home office, study or gym giving the property a good degree of flexibility. A family bathroom completes the internal accommodation.

Offering immense appeal to a wide range of buyers including first-time purchasers, young families and those looking to downsize, as well as holding investment potential, early viewing is highly recommended.

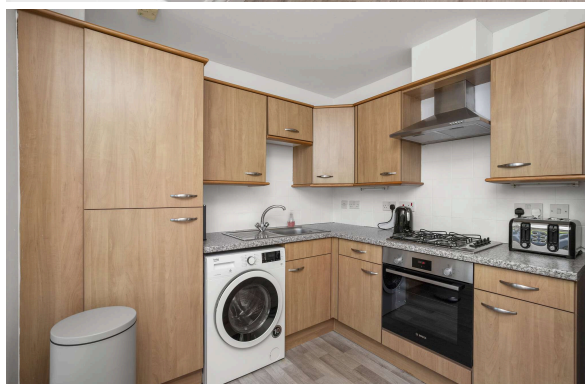
- Two-bedroom apartment
- Popular location
- Living room with Juliet balcony
- Principal bedroom with ensuite
- Second double bedroom
- Kitchen

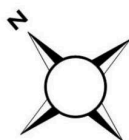
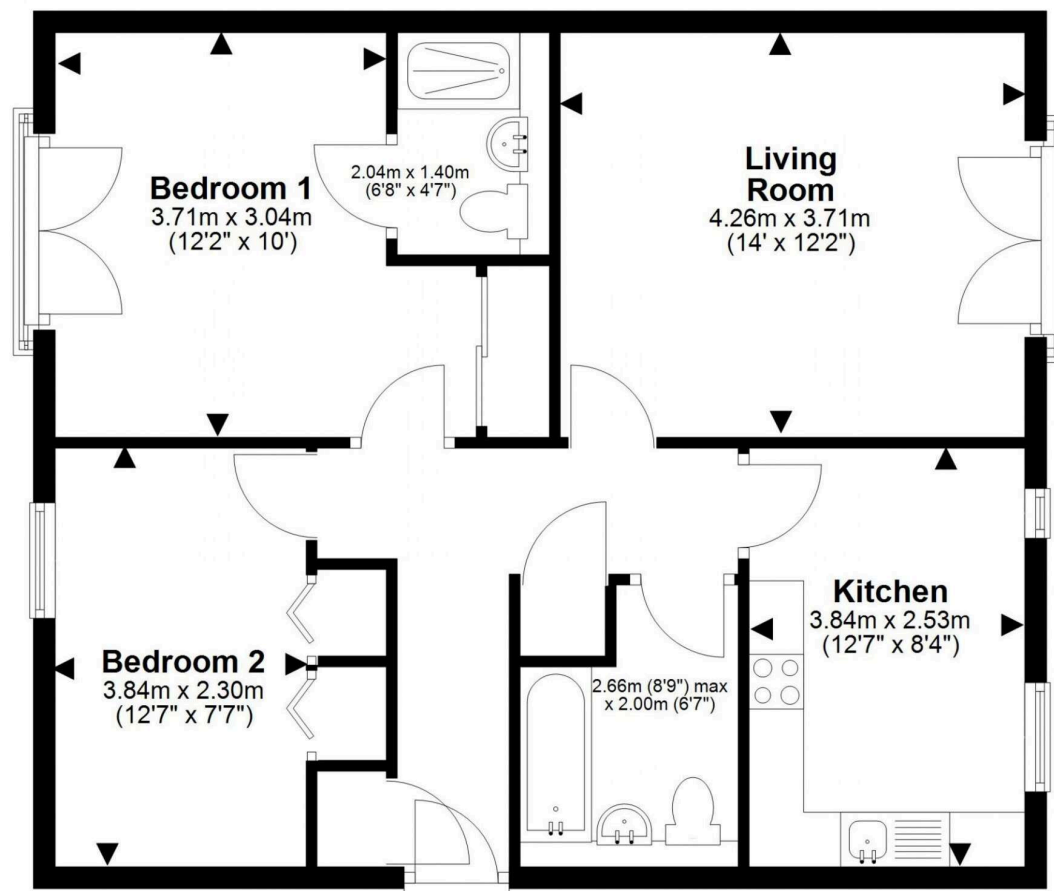
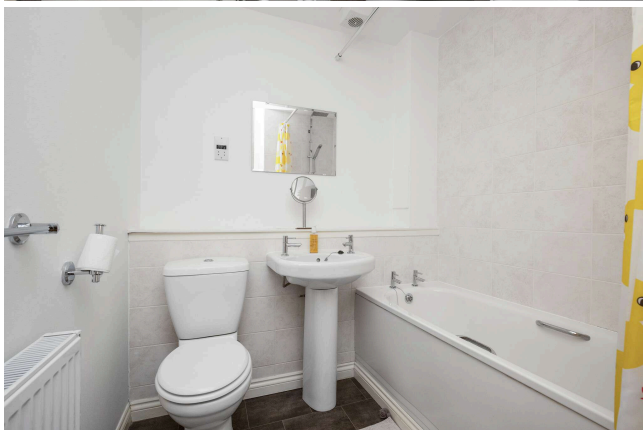
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Kitchen appliances including washing machine and fridge/freezer will be included in the sale of the property along with sofa, armchair and all curtains. EPC: B CT: D Factoring: Approx. £300 P/Q (Includes building insurance) to Hacking and Paterson.

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.