





## 97 Kingsknowe Road North, Edinburgh, EH14

### Description

Well presented, bright and spacious three bedroom lower villa with private entrance, driveway and gardens. It is decorated in a neutral style and is in good order throughout. It also benefits from a modern Worcester condensing combi boiler and is double glazed. The accommodation comprises:

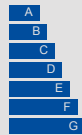
- Entrance hall with storage cupboard
- Spacious living / dining room with oak style laminate flooring and French doors leading out to the raised decked patio in the rear garden
- Fitted kitchen with a range of shaker style units, laminate worktops with inset stainless steel sink and appliances including gas hob, slimline dishwasher, electric fan oven and fridge freezer
- Family bathroom with fitted furniture with inset wash basin, WC, bath with shower over and vinyl flooring
- Three good sized bedrooms, all of which have a storage cupboard



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

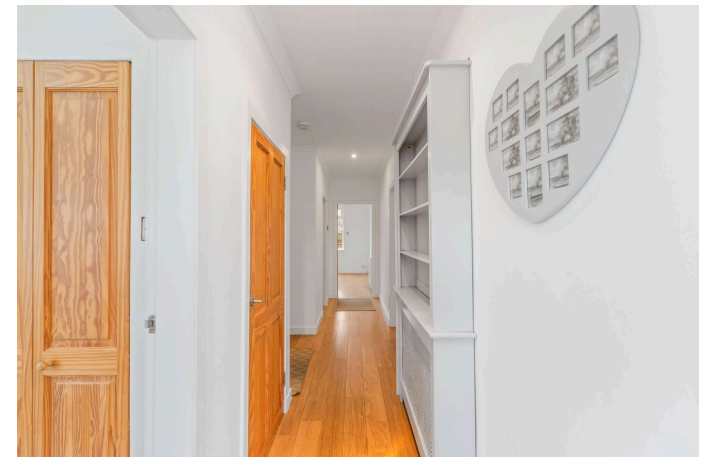


EPC RATING  
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### Location

Kingsknowe is located to the southwest of Edinburgh near to Colinton and Juniper Green. It is a leafy area with an excellent golf course and pleasant walks can be enjoyed along the Union Canal. It is within a short commute from the City Centre along the Lanark Road and has a station nearby. It is well placed for access to the City bypass and it is only a short drive from Heriott Watt and Napier Universities. There is a large Asda superstore at Chesser Avenue, Sainsbury's at Longstone and further shopping is available at Hermiston Gate and the Gyle Shopping Centre.

### Outside & Gardens

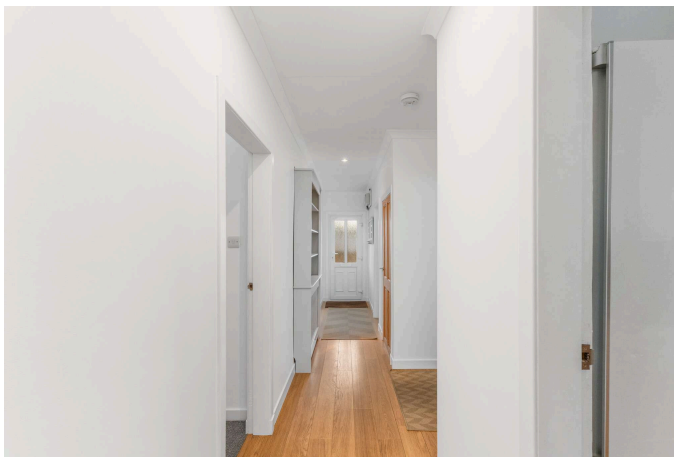
The rear garden has a sunny south easterly aspect and gets plenty of natural light. It has a raised patio and is designed for low maintenance. There is side access and it has a garden shed, which is included in the sale. There is a monoblocked driveway to the front.

### Extras

The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.





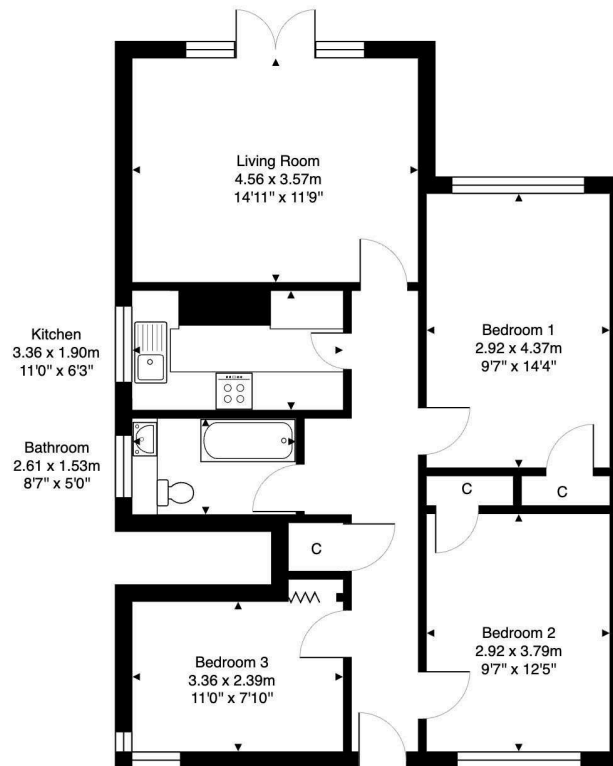








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Total Area: 74.2 m<sup>2</sup> ... 799 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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Offers can be submitted in writing, fax or email:

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