

COULTERS[©]

1/10 KINGSKNOWE PLACE

KINGSKNOWE, EDINBURGH, EH14 2EG

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

1/10 Kingsknowe Place is a delightful, immaculately presented, well proportioned second floor flat, situated in the popular area of Kingsknowe. The home has been lovingly improved by the current owner, creating spacious, bright accommodation with a delightful outlook.

The beautiful dual aspect sitting room has views to both the rear and side of the building, with plenty of space for both a seating and dining area.



KEY FEATURES



Beautifully presented, bright and spacious second floor flat.



Two delightful double bedrooms.



Shared drying green and surrounding communal grounds.



Unrestricted on street parking.



Located in the popular area of Kingsknowe.



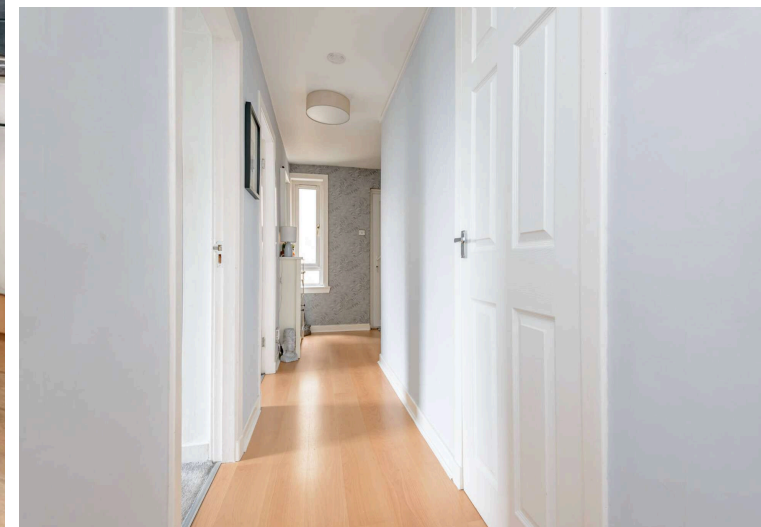
Excellent local amenities nearby.



EPC Rating - Unknown



Council Tax Band - Unknown



Fitted with wall and base mounted cabinetry, the bright kitchen has plenty of storage and counter space, with an open outlook to the front of the building. The kitchen appliances comprise; gas hob, electric oven, washing machine and fridge/freezer. There are two lovely spacious double bedrooms; one with fitted wardrobes, both situated to the rear of the property. The white sanitary ware in the bathroom comprises; bath (with shower over), WC and wash hand basin, whilst three handy storage cupboards complete the internal accommodation. Heating and hot water are provided by gas central heating, along with double glazing adding extra insulation.

Externally there is an enclosed shared drying green. Unrestricted on street parking is available outside.





THE LOCAL AREA

Kingsknowe is a sought-after residential area lying south-west of Edinburgh's City Centre.

The property is close to local amenities and facilities with a Sainsbury's supermarket and Scotmid within easy reach with a 24hour Asda's supermarket slightly further afield in nearby Chesser.

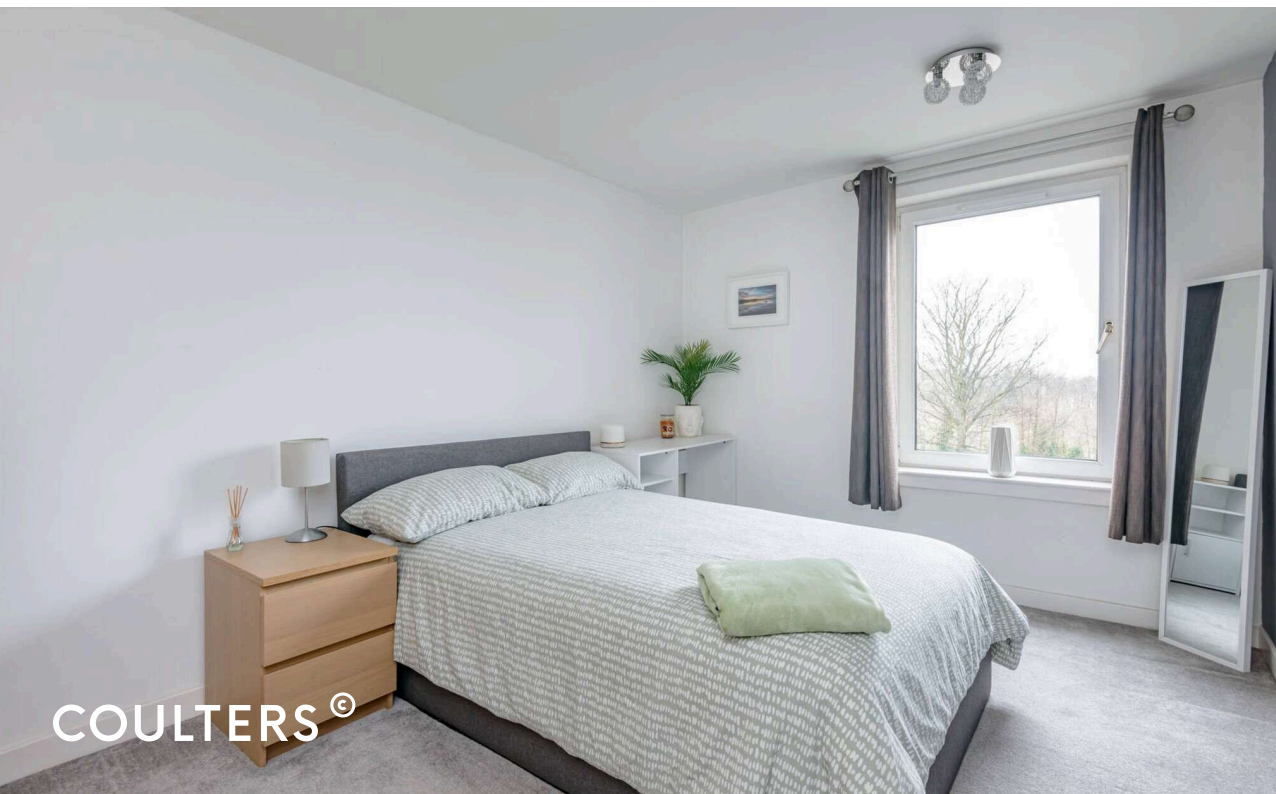
Good public transport services operate to the city centre and surrounding areas and for the commuter, the City of Edinburgh Bypass is on hand linking the main motorway network system.

Leisure and recreational pursuits in the area include the Union Canal & Water of Leith walkway and cycle path, Kingsknowe Golf Club with both Craiglockhart Leisure Centre with tennis courts and Greens Health and Fitness centre both a short distance away.

For the growing family, schooling can be found in the vicinity from nursery to secondary.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





Kingsknowe Place,
Edinburgh,
Midlothian, EH14 2EG



Approx. Gross Internal Area
748 Sq Ft - 69.49 Sq M
Store
Approx. Gross Internal Area
15 Sq Ft - 1.39 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.