

1/6 KINGSKNOWE COURT
KINGSKNOWE, EDINBURGH, EH14 2JS

CURRAN & CO
PROPERTY



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OFFERS OVER £150,000



- Quiet, Canal Side Residential Development
- Spacious Living / Dining Room
- Modern Kitchen
- Two Generously Proportioned Bedrooms
- Contemporary Bathroom
- Gas Central Heating & Double Glazing
- Beautiful Outlook
- Move-in Condition Throughout



Description

1/6 Kingsknowe Court is a particularly bright and well-proportioned first-floor flat, enjoying peaceful views towards the Union Canal and forming part of a quiet, established residential development in the highly desirable area of Kingsknowe. Perfectly suited to first-time buyers or investors, the property is presented in true move-in condition and is ideally positioned to benefit from excellent local amenities, with Kingsknowe train station located adjacent to the development, providing swift and convenient access into the city centre.

Accessed via a well-kept communal stair, the accommodation comprises: a welcoming entrance hall with three storage cupboards, including a useful walk-in cupboard; an impressive living room with dual aspect windows, allowing for an

abundance of natural light and offering ample space for both relaxing and dining; a stylish, well-appointed kitchen fitted with a range of base and wall-mounted units, ceramic hob, wall-mounted electric oven, and freestanding fridge/freezer and washing machine; two spacious double bedrooms, each featuring large mirrored wardrobes providing excellent storage; and a contemporary bathroom fitted with a shower over the bath, sleek black-framed glass screen, striking feature wall, and vanity storage beneath the sink.

The property further benefits from gas central heating, double glazing, and a secure storage cupboard located on the ground floor of the communal stair.

Externally, there are well-maintained shared grounds laid to lawn, along with unrestricted parking available within the

residents' car park to the front of the building.

Note

Some images used in marketing this property have been virtually staged. It should be noted that this property is unfurnished.

Extras

Extras to be included in the sale are all fitted blinds and kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band B.





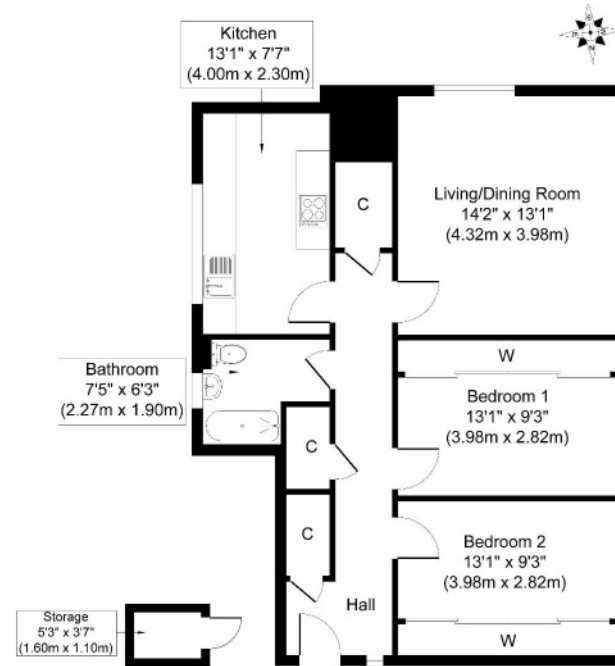
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.