



Solicitors & Estate Agents



Offers Over

£235,000

262/1 Lanark Road

Kingsknowe | Edinburgh | EH14 2LR

An excellent opportunity has arisen to purchase this impressive, two bedroom first floor flat forming part of an exclusive modern development with attractive communal grounds and resident's private parking. The property is well placed for access to many local amenities and commuting links.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation is accessed via a short flight of steps leading to the communal entrance with secure entry system. The welcoming entrance hallway provides useful storage and leads to a bright and spacious front-facing reception room. The fitted kitchen offers a range of wall and base units together with integrated appliances.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room, while the second bedroom also features fitted wardrobes. Completing the accommodation is a bathroom with a three-piece suite and electric shower over the bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer and washing machine.

Gardens & Parking

The property is set within attractive communal grounds and resident's parking is situated to the rear of the building. In addition, there is also a secure bicycle store to the rear.

Factor

The development is managed by Hacking & Paterson for a monthly fee of approx. £82. This includes maintenance of communal areas and block building insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

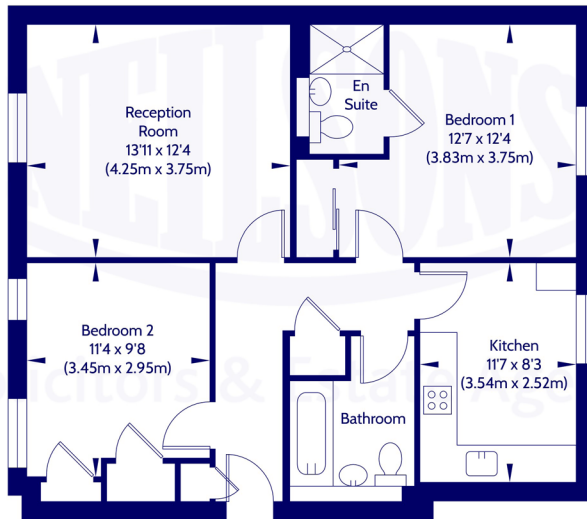
262 Lanark Road is situated within the popular residential district of Kingsknowe, enjoying an open aspect to the front over parkland. Located approximately 4.5 miles west of Edinburgh city centre, the property is ideally placed for access to a wide range of local amenities and facilities, with The Gyle Shopping Centre and Hermiston Gait both readily accessible. The neighbouring Colinton Village offers a charming village atmosphere with a variety of independent shops, cafés, bistros and restaurants. The nearby Water of Leith and Colinton Dell provide attractive areas of mature woodland, ideal for walking, cycling and enjoying the outdoors.

There are excellent recreational facilities nearby, including Kingsknowe, Baberton and Swanston Golf Clubs. The area is well served by a range of schooling from primary through to secondary level and is particularly well placed for the commuter, with regular bus services providing access to Edinburgh city centre. Kingsknowe Railway Station is also within easy reach and provides regular ScotRail services to Edinburgh Waverley and Glasgow Central. For those travelling by car, the City of Edinburgh Bypass is readily accessible, providing convenient links to Edinburgh International Airport and the wider central Scotland motorway network.



Approx. Gross Internal Floor Area 67 Sq M / 723 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

