



# Kingsknowe

59/7 Lanark Road  
EH14 1TL



1



2



EPC Rating

First floor flat - buzzer No. 7

FIXED PRICE £220,000

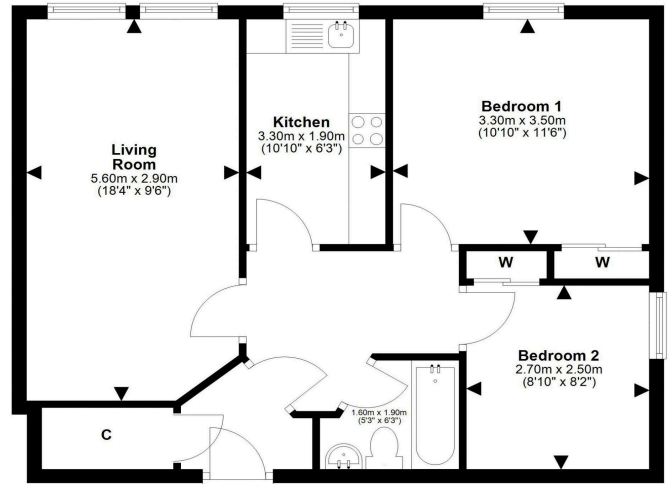
- Entrance vestibule
- Hallway
- Living room
- Kitchen
- 2 bedrooms
- Bathroom
  
- Gas central heating
- Double glazing
- Designated parking (space 26)
- Excellent storage
- Communal grounds

Viewing - by appointment call  
Beveridge & Kellas on 0131 554 6321









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.

Viewing is highly recommended of this two bedroomed first floor flat situated to the South of the City Centre. The property is conveniently situated with local amenities including Sainsburys, ASDA and Aldi supermarkets. The Craiglockhart Leisure and Tennis Centre offers excellent recreational facilities and a choice of local walking and cycling routes and golf courses. Schooling can be found nearby at all levels of education and a regular bus service gives quick and easy access to the City Centre and surrounding areas.

The flat opens to an entrance vestibule with a built-in cupboard, entry phone handset, and leads to the hallway which gives access to the rest of the flat. A spacious living room is found to the front and features twin windows and an electric powered fire within a surround. The kitchen is also found to the front of the flat and has base and wall units, sink unit, integrated oven with gas hob, an under counter fridge, and a washing machine. To the front of the property is a well-proportioned double bedroom with a built-in mirrored wardrobe. A second bedroom is situated to the side of the flat and also features a mirrored wardrobe. Completing the accommodation is the bathroom which has tiled walls and enjoys a bath with overhead shower attachment, WC, wash hand basin within a vanity unit, and heated towel rail.

Additional benefits include gas central heating, double glazing, communal grounds, and an allocated parking space (26).

#### Extras

The property will be sold as seen with all extras included

#### Factor

There is a factor in place for the development - Trinity Factors which is approx £651.10 pa

#### Offers

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc