NEILSONS

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Fixed Price

£245,000

264 Lanark Road

Kingsknowe | Edinburgh | EH14 2LR

Offering freshly presented accommodation in the well established Kingsknowe area, this appealing main door flat has recently been repainted and fitted with new flooring throughout. The property is set within attractive communal grounds and benefits from residents' parking, making it a convenient choice for a range of buyers. Well placed for local amenities and transport links, including Kingsknowe railway station, it combines a pleasant residential setting with easy access to Edinburgh city centre.

- 1 public room
- 2 bedrooms
- 2 bathrooms
- Communal gardens
- Residents parking
- EPC rating – C
- Council tax band – D



Description

A small flight of steps leads down to the main entrance and into a welcoming hallway with useful storage. Peacefully positioned to the rear, the lounge/dining room is complemented by a fitted kitchen featuring a range of wall and base units with co-ordinated worktops and tiled splashbacks. There are two double bedrooms, both with built-in wardrobes, while the principal bedroom also has an en-suite shower room. A bathroom with a crisp white suite completes the accommodation. Further benefits include a brand new boiler, gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.





Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer and washer/dryer.

Gardens and Parking

There are attractive, well maintained communal grounds and the property has the added convenience of residents parking to the rear of the building along with a secure, shared bike store.

Factoring

The communal areas and grounds are maintained by Hacking & Paterson at a cost of approximately £230 per quarter and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

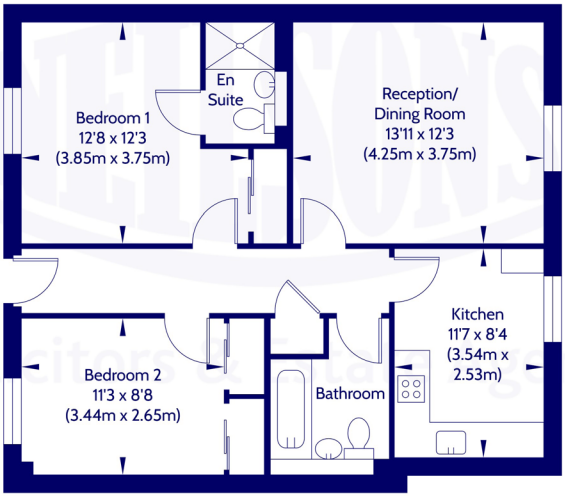
Kingsknowe is a sought after location and a well established residential area, situated approximately four miles southwest of Edinburgh city centre. There is an excellent public transport service, with a train station close by, while the property is well placed for access to a wide range of local amenities and services. These include shops and retail outlets, popular bars and restaurants, schools and leisure and recreational facilities, including the prestigious Kingsknowe Golf Course. The Gyle Shopping Centre is a short car journey away, with a Tesco Superstore at Hermiston Gait and a 24 hour Asda at Chesser also within easy reach. The City Bypass is readily accessible a short drive away at Baberton, providing links to the central motorway network. For those who enjoy the outdoors, nearby Craiglockhart and Colinton Dell offer delightful walks, while the Union Canal, Water of Leith and Pentland Hills provide further opportunities for recreation





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

Lower 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

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