



Solicitors & Estate Agents



Offers Over

£155,000

5/7 Kingsknowe Place

Kingsknowe | Edinburgh | EH14 2EQ

Enjoying a peaceful top-floor position within a purpose-built development in popular Kingsknowe, this spacious two-bedroom flat boasts truly spectacular open views towards the Pentland Hills, Arthur's Seat and Edinburgh Castle.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Residents parking
-  Shared garden
-  EPC rating – C
-  Council tax band- B



Description

With excellent transport links, generous accommodation and free residents' parking, the property will undoubtedly appeal to first-time buyers, professionals and investors alike.

The property offers bright and well-proportioned accommodation throughout, with the particular highlight being a spacious dual-aspect reception/dining room, which enjoys an abundance of natural light and wonderful far-reaching views across Edinburgh's iconic skyline and beyond. The attractive, well-equipped kitchen is conveniently located directly off the living area and features a good range of base and wall mounted units and coordinated worktops.

There are two generously sized double bedrooms, both offering comfortable and versatile accommodation, together with a family bathroom.



Extras

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

Gardens and Parking

Externally, residents have access to a shared garden to the rear, principally laid to lawn, while ample free residents' parking is also available

Viewing

By appointment through Neilsons (0131 625 2222).





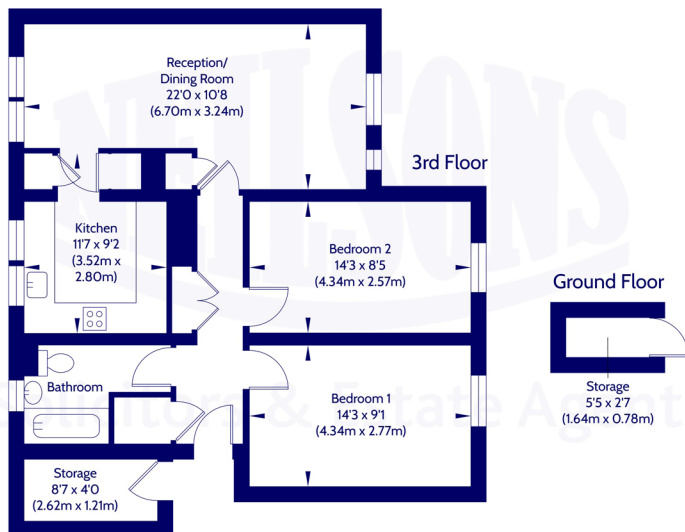
Location

The location is particularly convenient, with the local train station only a few minutes' walk away, providing excellent links into the city centre and beyond. A large area of open green space, incorporating the former quarry and known as Hailes Quarry Park, is also situated to the rear of the development, together with regular busses and active commuting links along the nearby union canal cycle path. There is a selection of day-to-day shops within close proximity including a large Sainsbury's on nearby Inglis Green Road.





Approx. Gross Internal Floor Area 69 Sq M / 745 Sq Ft.



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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