










Offers Over
£315,000

50 Kingsknowe Road North

Kingsknowe | Edinburgh | EH14 2DF

Rarely available semi detached bungalow in sought after locale of Kingsknowe area of the capital. The property is sure to appeal to a wide variety of purchasers and early viewing is advised to appreciate the property in full.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - D



Description

Internally, in brief, the accommodation comprises; Inviting vestibule leading to internal hallway; front aspect reception room with a glorious bay window with a sunny aspect flooding the room with natural light; fitted kitchen offering a range of wall and base units, tiling to splash area and integrated hob, oven and hood; off the kitchen is a light and bright summer room, ideal for a formal dining room; to the rear is a generous conservatory for an additional lounge space; on the ground floor are two well proportioned double bedrooms; the principal bedroom is accessed via a staircase off the kitchen is with a large walk in storage space, ideal for a walk in wardrobe and velux window.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

The property is quietly positioned on a generous sized plot offering private off street parking with a monoblock driveway. To the front is a low maintenance decorative garden mostly laid to chipstone with flowers and shrubbery. To the rear is a large patio, making this the ideal spot for outside entertaining. A further enclosed chipstone area provides a peaceful sanctuary and a quiet spot for a BBQ.

Viewing

Please contact Neilsons on 0131 625 2222.





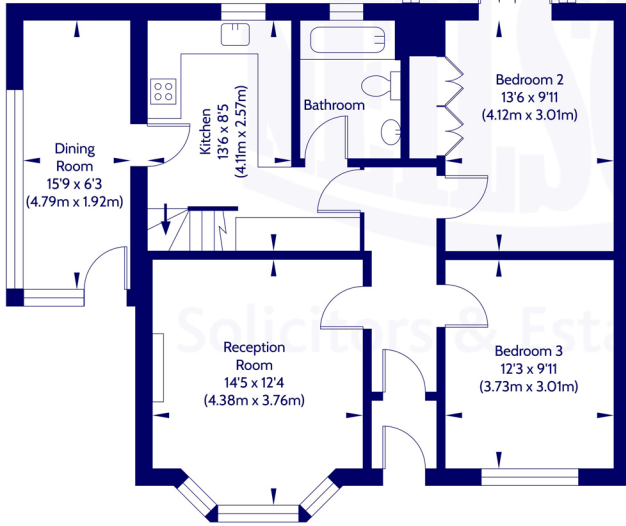
Location

Kingsknowe is a sought-after residential area lying south-west of Edinburgh's City Centre. The property is close to local amenities and facilities with a Sainsbury's supermarket and Scotmid within easy reach with a 24hour Asda's supermarket slightly further afield in nearby Chesser. Good public transport services operate to the city centre and surrounding areas and for the commuter, the City of Edinburgh Bypass is on hand linking the main motorway network system. Leisure and recreational pursuits in the area include the Union Canal & Water of Leith walkway and cycle path, Kingsknowe Golf Club with both Craiglockhart Leisure Centre with tennis courts and Greens Health and Fitness centre both a short distance away. For the growing family, schooling can be found in the vicinity from nursery to secondary

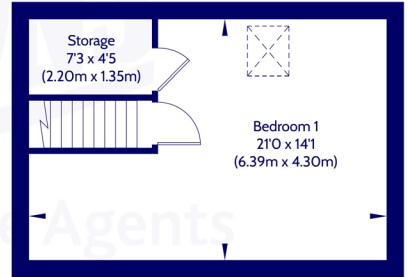


Approx. Internal Area 114.26 Sq M / 1230 Sq Ft.
Not to scale. For identification only.
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Ground Floor



First Floor



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.



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