



## 2/6 Kingsknowe Court, Edinburgh, EH14 2JS

### Description

Well-presented and spacious two-bedroom first floor flat forming part of a pleasantly located development in the popular Kingsknowe area, close to the Union Canal. The property is located on the south side of the development, giving it a bright southerly aspect with views of the Canal. It would make an ideal starter flat for an individual or couple and is well placed for Heriot Watt and Napier Universities. A new gas central heating combi boiler was fitted in 2024 and comes with 5 year warranty and the property is fully double glazed.

The accommodation comprises:

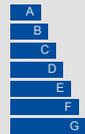
- Entrance vestibule with deep walk-in storage cupboard
- Hallway with shelved linen cupboard and further shelved cupboard
- Fitted kitchen with oak style wall and base units, marble style laminate worktops with inset stainless steel sink and appliances including electric cooker, washing machine and fridge freezer
- Dual aspect, generous sitting room with electric fire, shelved storage cupboard and windows to the side and rear
- Fully tiled bathroom fitted with WC, pedestal wash basin and bath with electric shower over
- Two good sized double bedrooms



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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### Location

Kingsknowe is located to the southwest of Edinburgh near to Colinton and Juniper Green. It is a leafy area with an excellent golf course and pleasant walks can be enjoyed along the Union Canal. It is within a short commute from the City Centre along the Lanark Road and has a station nearby. It is well placed for access to the City bypass and it is only a short drive from Edinburgh College, Heriot Watt and Napier Universities. There is a large Asda superstore at Chesser Avenue, Sainsbury's at Longstone and further shopping is available at Hermiston Gate and the Gyle Shopping Centre.

### Outside & Gardens

There are communal gardens surrounding the property which are mostly laid to lawn. There is an unallocated residents' car park. It also has an external storage cupboard on the ground floor, ideal for storing bikes.

### Extras

The fixed floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



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Total Area: 67.2 m<sup>2</sup> ... 723 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**DMD** SOLICITORS & ESTATE AGENTS

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