



**lindsays**

166 Kingsknowe Road North  
Kingsknowe, EH14 2EE

*"A bright and well proportioned semi detached bungalow with driveway, garage and attractive private rear garden"*

- Hall
- Spacious sitting room/dining room with direct access to private rear garden
- Separate fitted kitchen with pleasant outlook onto private garden
- Three well proportioned bedrooms
- Family bathroom with separate shower and window
- Double glazing
- Gas central heating
- Large attic room which provides excellent storage
- Attractive private rear garden which is ideal for entertaining
- Easily maintained private front garden
- Driveway
- Private garage
- On street parking

EPC Rating D

**OFFERS OVER £345,000**





## Description

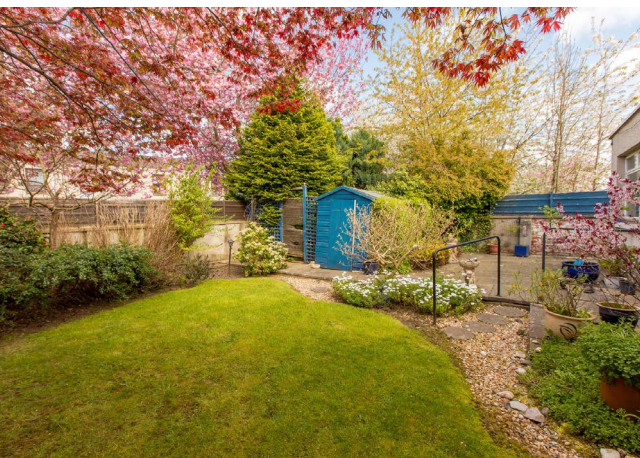
A bright and well proportioned semi detached bungalow with driveway, garage and attractive private rear garden, which is situated in quiet street in popular and established residential area. The property offers excellent development potential, subject to obtaining the necessary consents and in brief accommodation comprises; entrance vestibule; hall; spacious sitting room/dining room with doors giving direct access to private rear garden; separate fitted kitchen with pleasant outlook onto garden; there are three well proportioned bedrooms (one of which has a Morso wood burning stove and could be utilised as a living room/formal dining room); there is a large family bathroom with separate shower and a useful attic room which provides excellent storage. The property benefits from gas central heating and double glazing. To the front of the property there is an easily maintained private garden and to the rear there is a well maintained private garden which is predominantly laid to lawn and bordered by mature plants and shrubs. There is a driveway which provides off street parking and leads to private garage which provides excellent storage and there is also on street parking.

## Area

Kingsknowe is a sought after location and is a well established residential area. Located approximately four miles southwest of the City Centre, there is an excellent public transport service and rail halt close by. The property is well placed for access to all local amenities and services including shops and retail outlets, popular bars and restaurants nearby, schools, leisure and recreational facilities including the prestigious Kingsknowe Golf Course. A short car journey away is the Gyle shopping centre and there is a Tesco Superstore at Hermiston Gait and 24 hour Asda at Chesser. There is easy access to the City Bypass a short drive away at Baberton, linking up to the central motorway networks. Nearby there is a delightful walk in Craiglockhart and Colinton Dell, along with the Union Canal, Water of Leith and the Pentland Hills.

## Viewing

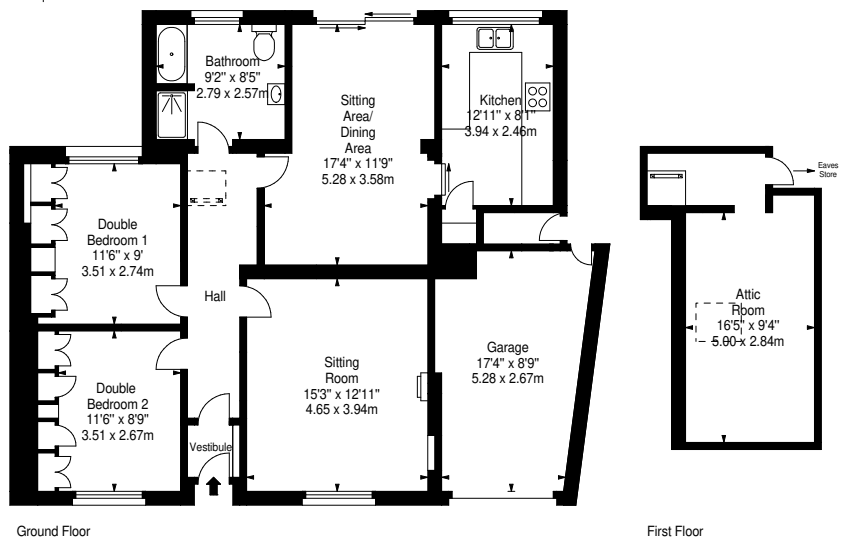
By appointment contact Lindsays on 0131 229 4040



### Kingsknowe Road North, EH14 2EE



Approx. Gross Internal Area  
1000 Sq Ft - 92.90 Sq M  
Garage  
Approx. Gross Internal Area  
170 Sq Ft - 15.79 Sq M  
Attic  
Approx. Gross Internal Area  
192 Sq Ft - 17.84 Sq M  
For identification only. Not to scale.  
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T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.