



Offers Over
£625,000

13 Kingsknowe Gardens

Kingsknowe | Edinburgh | EH14 2JF

This impressive and beautifully presented detached bungalow with delightful private gardens, driveway and garage, has been extensively upgraded throughout to create a stylish and elegant home in true move in condition. Occupying an excellent position on the periphery of Kingsknowe Golf Course, the property is peacefully positioned in a delightful location, within easy reach of local amenities and transport links.

-  4 bedrooms
-  2 reception rooms
-  2 bathrooms
-  Private gardens
-  Driveway & garage/store
- Dedicated work space / studio
-  EPC Rating – D
-  Council Tax Band – F



Description

The property offers generously proportioned and highly versatile accommodation, extending to approximately 150 sq m (1,610 sq ft), and has the added advantage of a dedicated work space/studio, accessed from the rear garden. Affording a stylish contemporary finish throughout, this superb family home shall undoubtedly appeal to the growing families or professionals alike, seeking a high standard of living in an excellent location. The light-filled accommodation comprises entrance vestibule, welcoming hallway with original paneling and carpeted staircase leading to the upper landing. There is a particularly impressive reception room featuring a fireplace and bi fold doors opening directly onto the composite decked patio, creating a superb connection between the indoor and outdoor spaces. Double glass doors open to the beautifully appointed kitchen/dining room, which has been fitted out with a Neptune, hand painted wood kitchen, offering a range of wall and base units with many features including a Range cooker, boiling water tap, integrated dishwasher and washing machine together with bi fold triple glazed doors providing direct access to the garden and allowing the room to be filled with natural light. There are two sizeable double bedrooms located on the ground floor, with one currently utilised as a further sittingroom by the present owner. There is a contemporary downstairs bathroom comprising of a white three piece suite with free standing bath. Upstairs leads to the two further, good-sized double bedrooms, both benefiting from walk-in wardrobes/dressing room and completing the accommodation is a contemporary shower room which doubles up as a steam room. Further benefits include gas central heating with combi boiler and double glazing. The property is complemented by a monoblocked driveway providing off street parking for up to 4 cars, a garage/store providing further storage provisions, and there is a dedicated work room/studio, accessed from the rear garden.



Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the Range cooker, integrated dishwasher and washing machine. It should be noted that the free standing fridge freezer, some items of furniture together with garden equipment can be made available by separate negotiation.

Gardens and Parking

There is a private front garden with an array of mature plants and shrubs with pathway leading to the entrance. Located to the side of the house is a monoblock driveway providing valuable off-street parking for up to 4 cars and leads to the garage/store, providing additional, useful storage provisions. The fully enclosed private rear garden offers a high degree of privacy and is arranged over two levels, with a raised composite decked patio, there is an expanse of lawn with further paved patio and garden shed. From the rear garden, is the cleverly designed work space/ studio, offering a fantastic addition, ideal for home working or offering an ideal space for business opportunity.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

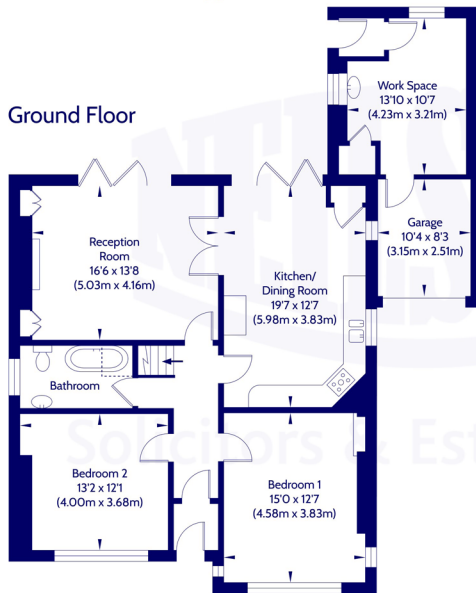
Kingsknowe is a sought after location and a well established residential area, situated approximately four miles southwest of Edinburgh city centre. There is an excellent public transport service, with a rail halt close by, while the property is well placed for access to a wide range of local amenities 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.



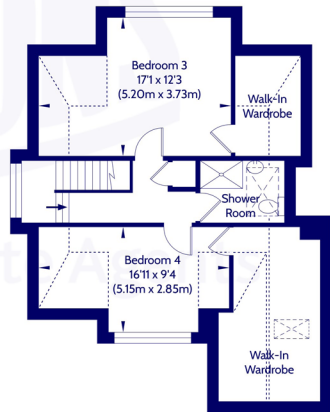


Approx. Gross Internal Floor Area 150 Sq M / 1610 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ 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

