



4/6 Kingsknowe Court
Kingsknowe, EH14 2JT

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



This well-presented first-floor flat is situated in the highly desirable Kingsknowe area, close to the picturesque Union Canal. The property is close to a range of local amenities including Edinburgh West shopping Centre and the Water of Leith. The property benefits from excellent public transport links, with Kingsknowe railway station just a short walk away, providing convenient rail connections to both the north and south and the City Bypass is also easily accessible. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room, breakfasting kitchen, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there is a well-maintained communal garden to the rear of the property with free on-street parking available. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, fridge/freezer and lightshades. All appliances included in the sale are sold as seen with no warranty provided.



**Kingsknowe Court,
Edinburgh,
Midlothian, EH14 2JT**



Approx. Gross Internal Area

736 Sq Ft - 68.37 Sq M

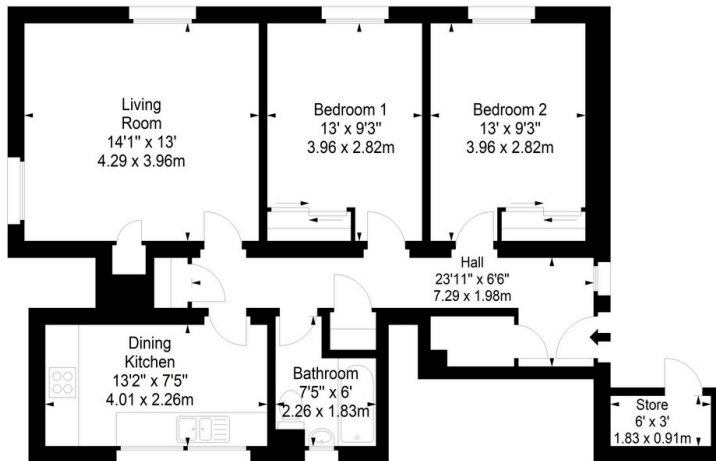
Store

Approx. Gross Internal Area

18 Sq Ft - 1.67 Sq M

For identification only. Not to scale.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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