



2/14, Kingsknowe Court, Edinburgh, EH14 2JS

Immaculately Presented, Third-Floor (Top) Flat

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Property Description

Immaculately presented, third-floor (top) flat, forming part of an established residential development. Located in a quiet and leafy cul-de-sac, in the popular Kingsknowe area, south west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Highlights include a modern fitted kitchen and a stylish bathroom suite, contemporary decor and lighting. In addition, there is gas central heating, double glazing, and excellent storage, including an allocated external store.

This cul-de-sac development is set adjacent to the Union Canal and includes large shared greens and ample unrestricted residential parking.

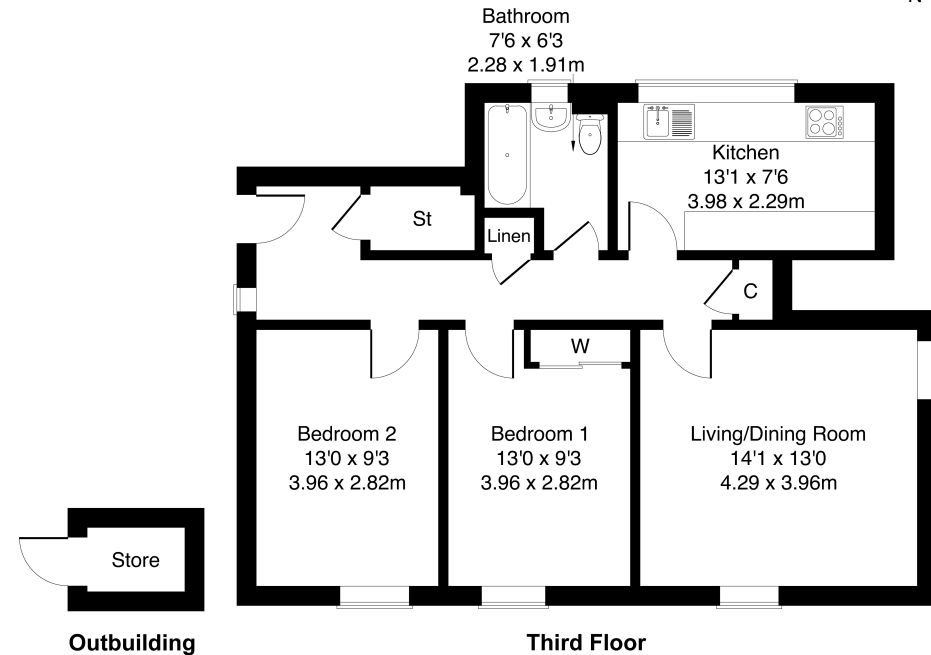
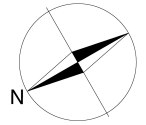
A welcoming entrance hall provides access to all rooms throughout the property and benefits from excellent in-built storage, including two built-in cupboards and a separate built-in linen cupboard, ideal for household essentials and overflow storage. The spacious living/dining room features attractive wood-effect flooring, a central light fitting, and two windows that bring in plenty of natural light, creating a bright, comfortable setting for everyday living and entertaining. The fitted kitchen includes tiled flooring, a tiled splashback surround, stone-effect worktops, and a sink with a drainer. Appliances comprise a washing machine, freezer, integrated fridge, integrated oven, and a gas hob with a canopy-style extractor above, making the space both practical and well-equipped.

Bedroom one is a generously proportioned room with carpeted flooring, recessed spotlighting, and a wall-mounted TV point, offering a relaxed environment for rest and media. Bedroom two also enjoys good natural light and features a central light fitting along with a built-in wardrobe with mirrored sliding doors, providing excellent hanging and storage space; the room works well as a second double, guest room, or home office. Completing the accommodation, the modern three-piece bathroom includes a tiled splashback surround, a shower-over-bath with screen, and a ladder-style radiator for contemporary comfort.



214 Kingsknowe Court, Edinburgh EH14 2JS

Approximate Gross Internal Area: (732 sq ft - 68 sq m.)(Excluding Store)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Kingsknowe is a popular residential area offering an excellent balance of local amenities and green spaces. Nearby parks such as Dovecot Park, Redhall Park, and scenic walks along the Water of Leith provide ample opportunities for outdoor recreation. A variety of shopping options are within easy reach, including a Sainsbury's at Longstone, a 24-hour ASDA, and Edinburgh's Corn Exchange. For leisure, residents can enjoy facilities such as Craiglockhart Sports Centre, local golf courses,

Nuffield Health in Chesser, World of Football, and World of Bowling, as well as access to the Union Canal Walkway and Edinburgh's cycle path network. The area is well-served by highly regarded schools for all ages and offers excellent transport links via Kingsknowe railway station, frequent bus services on Lanark Road, and convenient access to the city bypass for commuting throughout Edinburgh and beyond.





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