



3/9 Kingsknowe Court, Kingsknowe, Edinburgh, , EH14 2JT

Immaculately Presented & Spacious, Two-Bedroom, Second-Floor Flat

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Property Description

Immaculately-presented and spacious, second-floor flat, forming part of an established residential development. Located in a quiet cul-de-sac, in the popular Kingsknowe area, southwest of Edinburgh city centre.

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

Highlights include a modern fitted kitchen, a stylish bathroom suite, dual-aspect public rooms, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing, and excellent storage including a walk-in hall store.

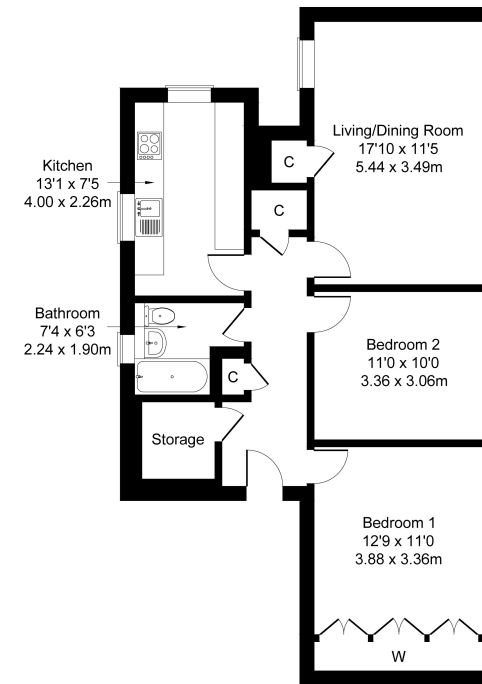
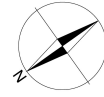
This cul-de-sac development is set adjacent to the Union Canal and includes large shared greens and ample unrestricted residential parking.

A welcoming entrance hall, with wood effect flooring, affords access throughout the property, including a built-in store cupboard and a walk-in hall store room. Set to the front, enjoying a dual aspect, allowing plentiful natural light, a spacious living room offers space for both lounge and dining furniture, and features a built-in store and wood effect flooring. Also, set to the front, with a dual aspect, the stylish kitchen is fitted with modern units and worktops, a sink with a drainer, a tiled surround, and an integrated dishwasher, oven and electric hob.

Set to the rear, with a side aspect window, bedroom one offers superb storage with three built-in wardrobes, carpeted flooring and plain coving; whilst a second well-finished carpeted bedroom features ample space for freestanding storage. Completing the accommodation, a stylish fully-tiled bathroom is fitted with a contemporary suite, including a mains shower over the bath and a ladder-style radiator.

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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



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

Area Description

Kingsknowe is located close to a good range of shopping facilities and open green spaces, including Dovecot Park, Redhall Park and the nearby Water of Leith. It lies a short distance from a Sainsbury's at Longstone, a 24-hour ASDA supermarket and Edinburgh's Corn Exchange. Leisure opportunities include Craiglockhart Sports Centre, golf courses, Nuffield Health in nearby

Chesser, World of Football 5-a-side pitches, World of Bowling and pleasant walks through Colinton Dell or along the Union Canal Walkway, linking to Edinburgh's cycle path network. Schooling at all levels is catered for within the area, whilst Kingsknowe railway station, an efficient bus service from Lanark Road, and the city bypass offer good commuting links.





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