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**17 KINGSKNOWE GARDENS
KINGSKNOWE
EDINBURGH**

Set within a generous sized plot this superb Detached Bungalow offers spacious and well presented accommodation throughout.

Entrance vestibule, reception hallway, sitting room, dining room, kitchen, two double bedrooms, large floored attic and bathroom. Gas central heating and double glazing. Large enclosed gardens, driveway and garage.

Fixed Price £310,000





GENERAL DESCRIPTION

This superb detached bungalow offers spacious and well presented accommodation which offers further development potential within its large attic space, subject of course to the relevant consents being obtained. The property occupies a generous sized plot within Edinburgh's sought after Kingsknowe district which lies to the West of the City Centre. The internal layout comprises: an entrance vestibule with door through to the reception hallway which provides access to most rooms. The sitting room is an attractive room with French doors overlooking and leading out the rear garden. A formal dinning room has a window to the side and a door leading through to the kitchen. The kitchen has a window and a door to the rear garden and features modern units that incorporate a large six burner range style stainless steel cooker which will be included in the sale price. Both bedrooms are large doubles and are set to the front of the property and finally the bathroom features a modern suite with window to the side. The bungalow's specification includes gas central heating, double glazed and has a burglar alarm fitted. All carpets and curtains are included in the sale. Externally there are generous sized garden grounds which are set mainly to the rear, displaying lawn with mature plants, shrubs and trees. The front garden incorporates a driveway which leads to the property's garage.



SITUATION

The property is set within in the popular residential area of Kingsknowe which is served by good public transport including a direct train link to the City Centre as well as being within easy reach of the City By-Pass, allowing access to all routes including the airport. The area is well served by local schools at all levels and has excellent recreational facilities including Craiglockhart and Greens Sports Centres together with the popular Kingsknowe golf course which is within a few minutes walk. Good local shopping facilities can be found at the Asda superstore with further facilities at the Gyle Shopping Complex and Hermiston Gait just a short drive away.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

The property is gained via a glass panelled door with fanlight above. Displays coving and has glass panelled door leading through to the reception hallway.

RECEPTION HALLWAY

The reception hallway provides access to all apartments within the property and has storage cupboard off.

LOUNGE

16'4" x 13'6" 4.00m x 4.11m

This attractive and bright room has large French doors overlooking and leading onto the rear garden. The room displays a feature fireplace with inset living flame fire with arched cupboard to the side. The room also displays a centre ceiling rose, coving and picture rail.

DINING ROOM

12'7" x 11'0" 3.83m x 3.33m

This good sized dining room, with picture rail has window to the side of the property overlooking the garden. The room provides ample space for full dining room suite and has glass door leading through to the kitchen.

KITCHEN

12'1" x 8'0" 3.71m x 2.44m

The room has window and door with glass panel overlooking and leading out to the rear garden. The room features modern kitchen units with worktop and sink. Included in the sale price and incorporated into the design is the six burner stainless steel range style cooker with extractor over and matching stainless steel splash back, the washing machine, dishwasher and fridge freezer. Displays laminate flooring and hatch to the attic.

BEDROOM 1

15'7" x 12'0" 4.75m x 3.67m (at widest point)

This large double bedroom has front facing bay window overlooking the garden. Displays coving, shelved recess and polished floorboards.

BEDROOM 2

12'1" x 11'9" 3.69m x 3.66m

This second double bedroom has front facing window overlooking the gardens. The room features coving and open shelved recess.





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BATHROOM

12'3" x 5'5" 3.75m x 1.67m

This good sized bathroom has side facing window and features a three piece suite. Comprising; WC, wash hand basin and bath with electric shower over.

ATTIC

Floored attic with power. The attic is suitable for conversion into further living space subject to the necessary consents.

HEATING

The property has a system of gas central heating.

DOUBLE GLAZING

The property is double glazed. To the side and rear of the property there is new double glazing.

ALARM

The property is fitted with a burglar alarm.

GARDENS

To the front of the property the garden area is enclosed with two separate gravel areas. Paths lead to the front side and rear of the property. To the rear there is a very sunny large, level and fully enclosed garden displaying lawn with mature and well stocked borders. There is a sun patio adjacent to the property and an external water tap. The garden shed is included in the sale price.

GARAGE

To the side of the property there is a single garage with metal up and over door with door to the rear.

ENTRY

By Arrangement.

VIEWING

Sunday 1-3pm or by appointment contact Russel + Aitken on 0131 20 20 600 or client on 07762 894016.

PRICE

Fixed Price £310,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.