

318 Lanark Road

KINGSKNOWE, EDINBURGH, EH14 2LJ



*Remarkable three-bedroom semi-detached house,
set back from Lanark Road, on the northern edges of
Colinton and Kingsknowe*



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McEwan Fraser is delighted to present this remarkable three-bedroom semi-detached house, set back from Lanark Road, on the northern edges of Colinton and Kingsknowe. With generous bedrooms, period features, a contemporary kitchen with stone worksurfaces, and a range of delightful living spaces, this residence is ideal for those seeking a harmonious combination of classic elegance and modern comfort.

THE LOUNGE



Upon entering the property, you are greeted by a bright and welcoming living room, adorned with period features that exude charm and character. A generous family room sits behind the main living room and gives plenty of space for a less formal day-to-day living space. The family room also gives access dining room which is an extension of the original house.

THE FAMILY ROOM



THE DINING ROOM



The dining room provides an ideal space for entertaining guests or enjoying family meals. For those seeking a tranquil retreat, the conservatory serves as a serene oasis, flooded with natural light and offering direct views of the pretty rear garden.

THE CONSERVATORY



THE KITCHEN



The contemporary kitchen is a true highlight of the property, featuring sleek stone worksurfaces and modern appliances, creating an inviting space for culinary enthusiasts. The abundance of storage and countertop space ensures practicality, while the stylish design adds an element of sophistication to the heart of the home.





The generous bedrooms in this property provide ample space for relaxation and personalization. Each room benefits from an abundance of natural light, enhancing the airy atmosphere throughout. Bedroom one, in particular, boasts an elegant and stylish ambience, creating a peaceful haven to retire to at the end of the day, and further benefits from a large en-suite shower room.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The property further benefits from a detached garage and a gated driveway, ensuring secure off-street parking for multiple vehicles. The pretty mature front and rear gardens add to the overall allure of the property, providing picturesque outdoor spaces to enjoy leisurely moments or entertain guests during warmer months.

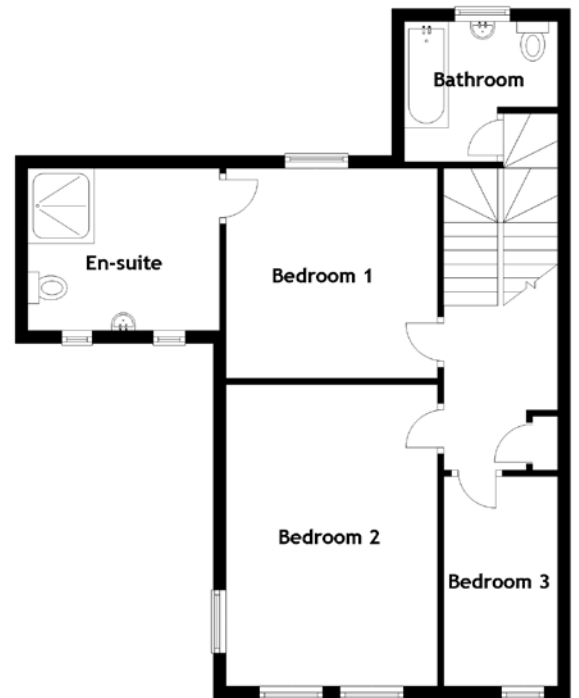
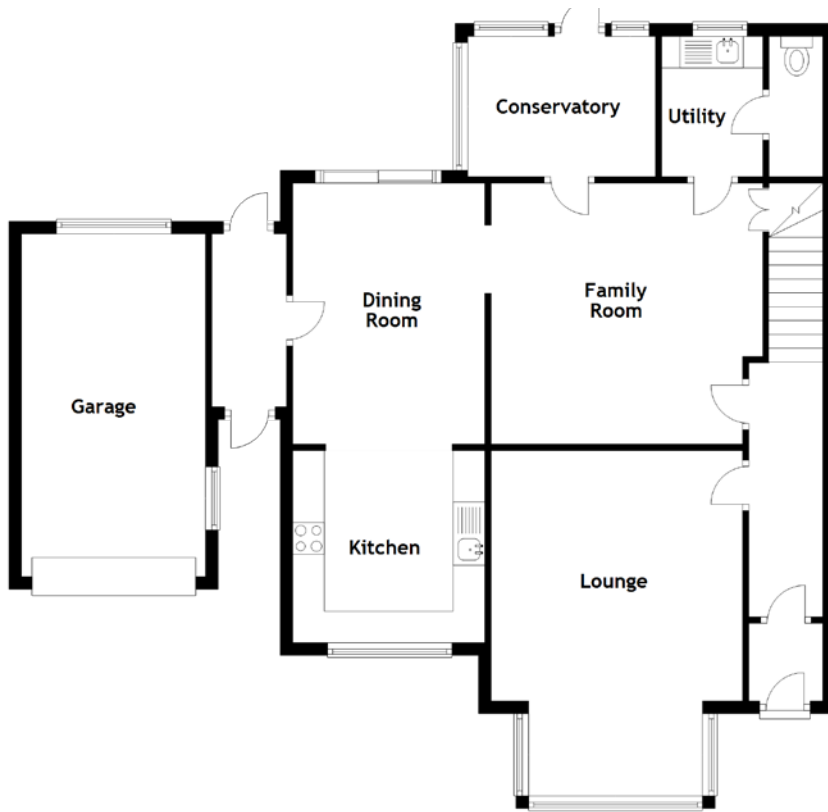
For extra warmth and comfort, there is gas central heating and double glazing throughout the property.

In summary, this exceptional three-bedroom semi-detached house presents an unrivalled opportunity for those seeking a blend of period elegance and contemporary living. With its generous bedrooms, period features, contemporary kitchen, multiple living spaces, detached garage, gated driveway, and stunning gardens, this property offers a haven of comfort and style in a highly desirable location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

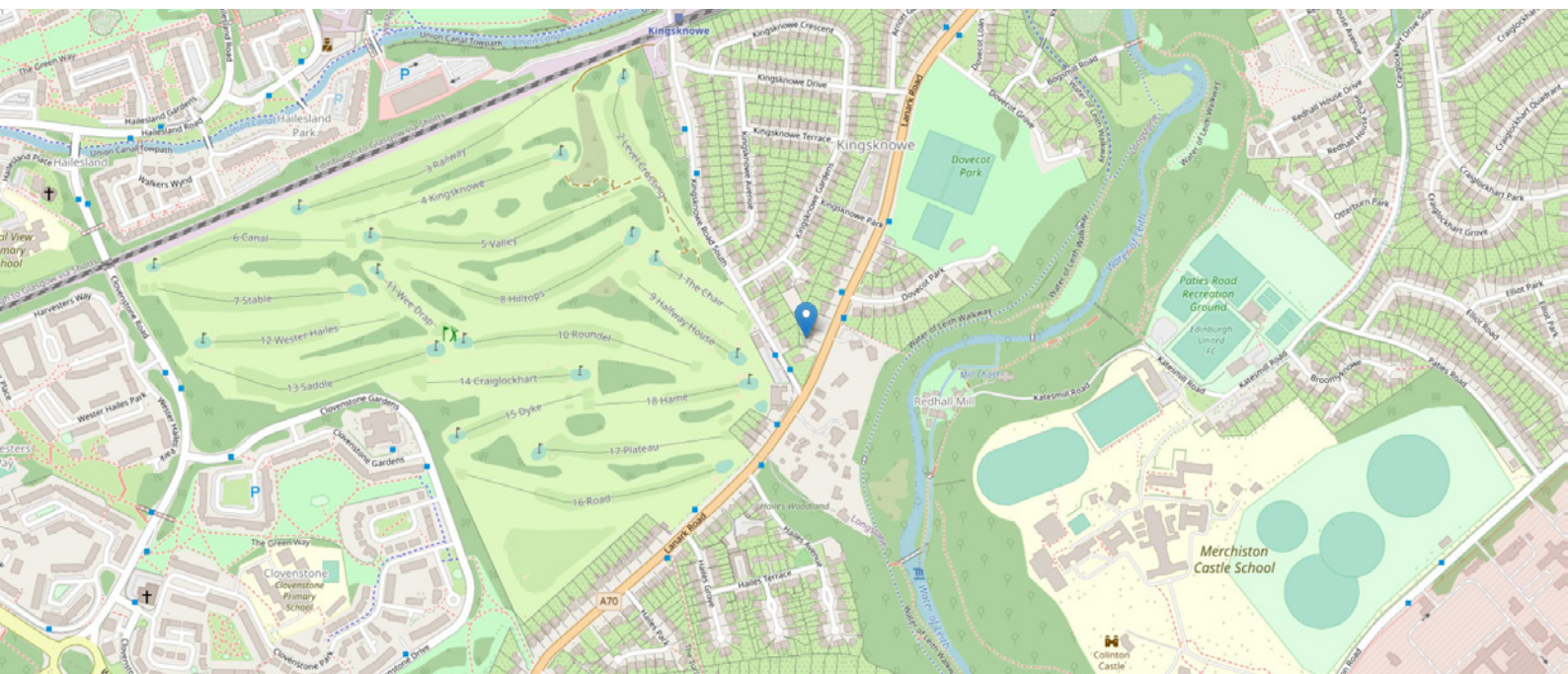


Approximate Dimensions
(Taken from the widest point)

Lounge	5.46m (17'11") x 3.98m (13'1")
Family Room	4.30m (14'1") x 4.13m (13'7")
Dining Room	4.13m (13'7") x 3.04m (10')
Kitchen	3.04m (10') x 3.04m (10')
Utility	2.22m (7'3") x 1.60m (5'3")
Conservatory	2.97m (9'9") x 2.22m (7'3")

Bathroom	2.43m (8') x 2.22m (7'3")
Bedroom 1	3.32m (10'11") x 3.30m (10'10")
En-suite	2.85m (9'4") x 2.57m (8'5")
Bedroom 2	4.53m (14'10") x 3.35m (11')
Bedroom 3	3.32m (10'11") x 2.01m (6'7")
Garage	5.42m (17'9") x 2.91m (9'7")

Gross internal floor area (m²): 131m²
EPC Rating: D



THE LOCATION

Enjoying a green and leafy situation, close to the Pentland Hills and the Water of Leith, but with easy access to the City Centre (only four miles away) and its own train station, it's not hard to see why Kingsknowe is such a sought-after area. Surrounded by green spaces, including Kingsknowe Golf Course, Colinton Tennis and Squash Club, lush woodlands, the Union Canal, and large reservoirs all close by, enjoying the outdoors couldn't be easier.





An outstanding range of amenities is on offer at nearby Colinton Village. Here, you will find more than just old-world charm with a wide variety of independent retailers and speciality shops. Picturesque and compact, the village offers a surprising range of amenities, including banks, restaurants, pubs, and three large supermarkets nearby.

Morningside and Bruntsfield, both within easy reach, offer a further range of speciality shops, a cinema, theatres, and a range of eateries. The immediate area, which includes the charming Colinton Dell, enjoys outstanding natural beauty, while Spylaw Park offers a wide range of wildlife and, with its many walkways, cycle paths, and picnic areas in mature woodland, is the ideal place for a leisurely stroll. A ski centre, pony trekking, and trout fishing are on offer a short drive away in the Pentland Hills. The area caters well for schooling from nursery to secondary level and its proximity to Merchiston Castle School is ideal. The area is very well served by regular public transport links (including Kingsknowe train station) and its proximity to the City Bypass and the Motorway networks make commuting fast and convenient.

The location of this property is ideal for commuters, as there is a bus stop close to the house that offers frequent services to the town centre (every 12 minutes). Moreover, the property is conveniently situated near the by-pass and the motorway, allowing easy access to other destinations.



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