

17 Peatville Terrace

EDINBURGH, EH14 2EB



Spacious two bedroom detached family home in Kingsknowe



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McEwan Fraser Legal is delighted to present this two-bedroom detached Bungalow in Kingsknowe. The property is in walk-in condition.

THE LOUNGE/DINER



THE KITCHEN



Inside, the property comprises of:

- Fully equipped kitchen; which is modern and is accessed via the hallway and open plan lounge/ diner. The kitchen is fitted with integrated white goods, freestanding range cooker with double oven and grill as well as a wine cooler. The kitchen has the added bonus of a utility room which has various possibilities and could be used as a home office.
- Spacious living/dining room which is flooded by natural light due to the front to back windows. This really is an excellent family space.
- Two well proportioned double bedrooms which include storage space and will also accommodate various furniture configurations.
- One modernised family bathroom, fitted with a three-piece suite and benefits from a mains shower over the bath.
- The property also has access to a large floored attic space, which is accessed via a hatch and has a Ramsay ladder. This space could be converted with the correct consent. The current owner has architectural and structural drawings to extend into the attic and to the side of the property. These plans have been approved and relevant building warrants are in place.
- Externally the property has a private front and back garden area which are in good condition. The rear garden is accessed via the kitchen.

In addition to this, the property includes a very large frontage with space for multiple cars.



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THE BEDROOMS





THE BATHROOM & ATTIC ROOM



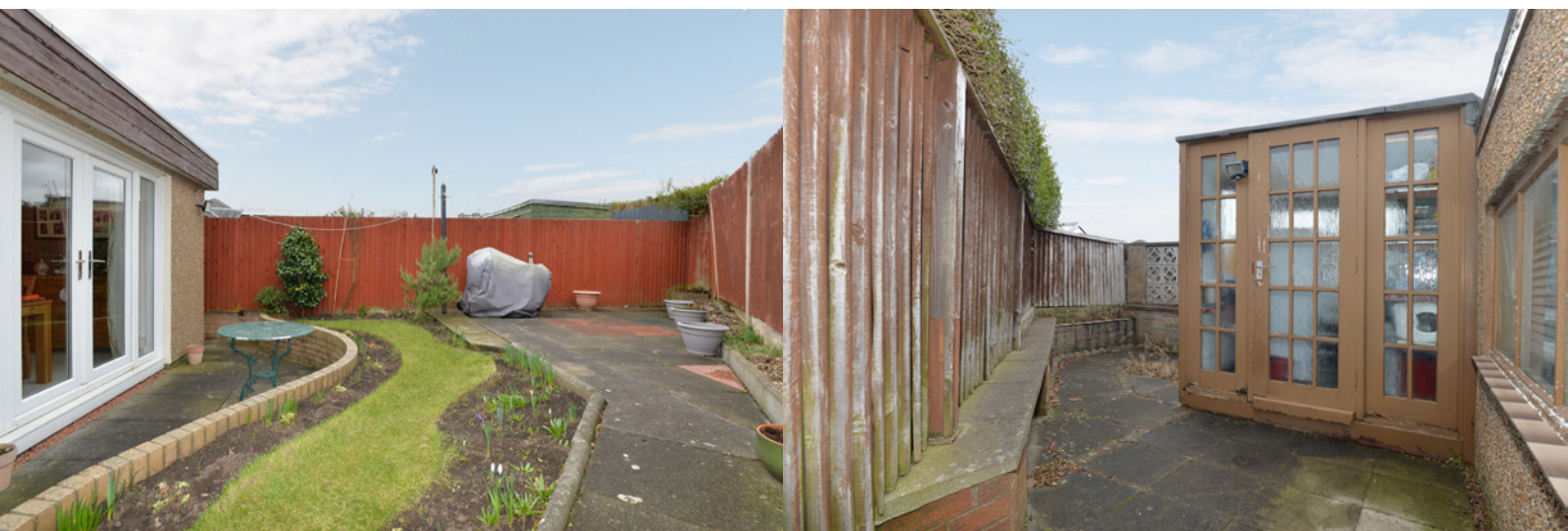
THE GARDEN



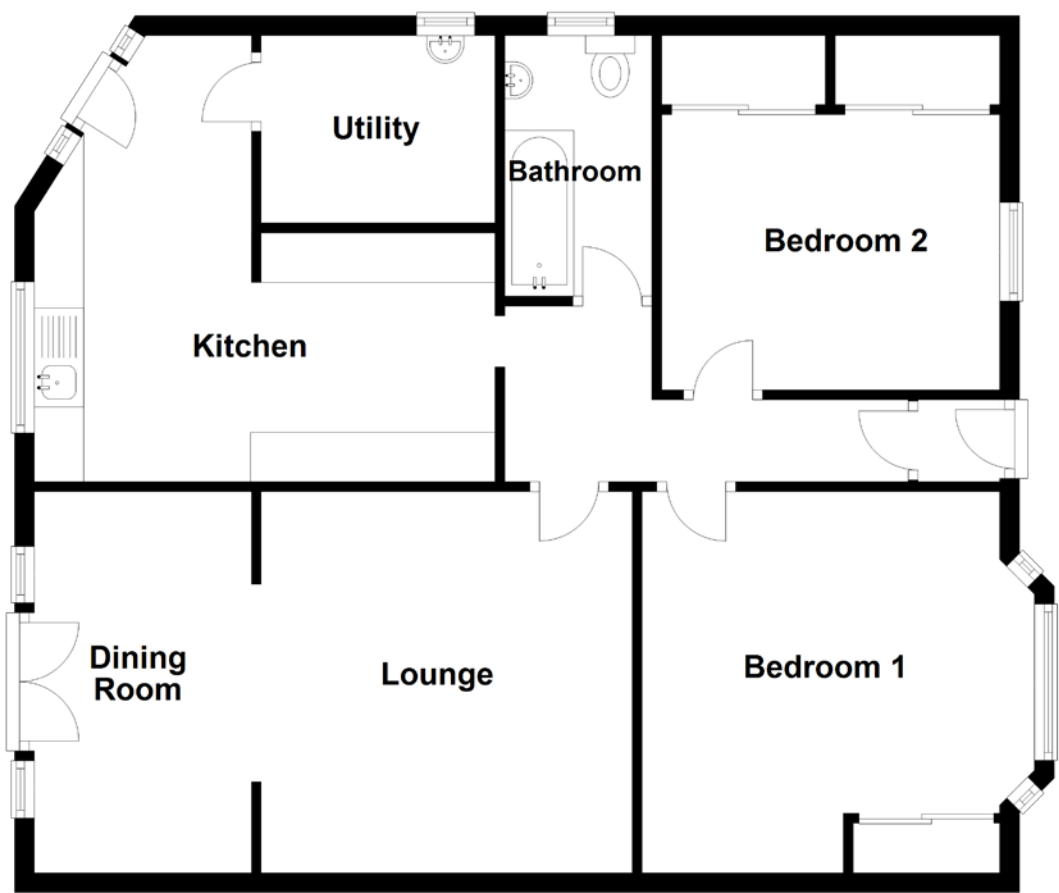
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FLOOR PLAN, DIMENSIONS & MAP



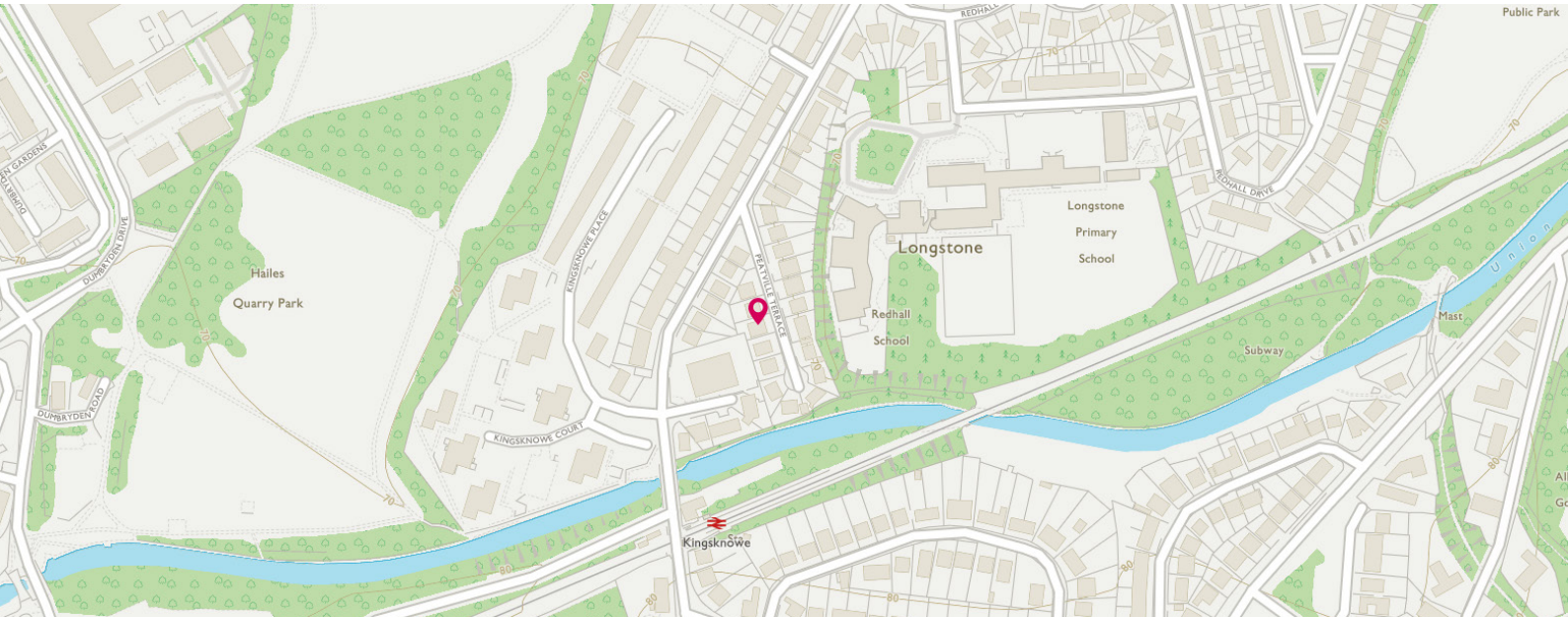
Approximate Dimensions
(Taken from the widest point)

Lounge	4.03m (13'3") x 3.76m (12'4")
Dining Room	4.04m (13'3") x 2.20m (7'3")
Kitchen	4.67m (15'4") x 4.52m (14'10")
Utility	2.37m (7'9") x 1.90m (6'3")

Bedroom 1	3.98m (13'1") x 3.86m (12'8")
Bedroom 2	3.43m (11'3") x 2.79m (9'2")
Bathroom	2.64m (8'8") x 1.49m (4'11")

Gross internal floor area (m²): 88m²

EPC Rating: D



THE LOCATION

The property is set in the popular area of Kingsknowe which is to the west side of Edinburgh city centre. Close by are local shops and supermarkets, Sainsbury's is in close proximity, only a short distance away from the property.



The Gyle shopping centre further provides a wide range of shopping facilities including Morrison's, Marks & Spencer's, Boots, Next etc.

For all leisure and sporting enthusiasts, there are good facilities close at hand including the Union Canal for leisurely walks, Kingsknowe Golf Club, Craiglockhart Sports Centre and Greens Health Club.

There is an excellent public transport service including Kingsknowe train station which is a few minutes' walk from the property. This line provides access into the city centre and is also the main Glasgow Central line. Access to all major road networks are within a few miles.


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