

268/2 Lanark Road

EDINBURGH, EH14 2LR



Two-bedroom flat on Lanark Road, a great first-time buyer opportunity



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McEwan Fraser Legal is delighted to present this two-bedroom flat, in Kingsknowe. The property is in good condition and has been well-maintained. The flat showcases excellent views of Dovecot park which sits adjacent to the property. There is a bus stop right outside the main door entrance providing access to the city centre, as well as walking distance to Kingsknowe train station.

THE LIVING ROOM



Inside, the property comprises a bright spacious living area with a large window flooding the room with natural light and a fully equipped kitchen with appliances and ample storage space.

THE KITCHEN





Bedroom one is a large double room, with built-in storage, benefitting from an en-suite with a new shower fitted. Bedroom two is another spacious double room with built-in storage. The family bathroom is complete with a three-piece white suite, giving the bathroom a bright and welcoming feel. Additionally, the building comes with shared bike storage.

THE BATHROOM



BEDROOM 1



a large double room, with built-in storage, benefitting from an en-suite



BEDROOM 2

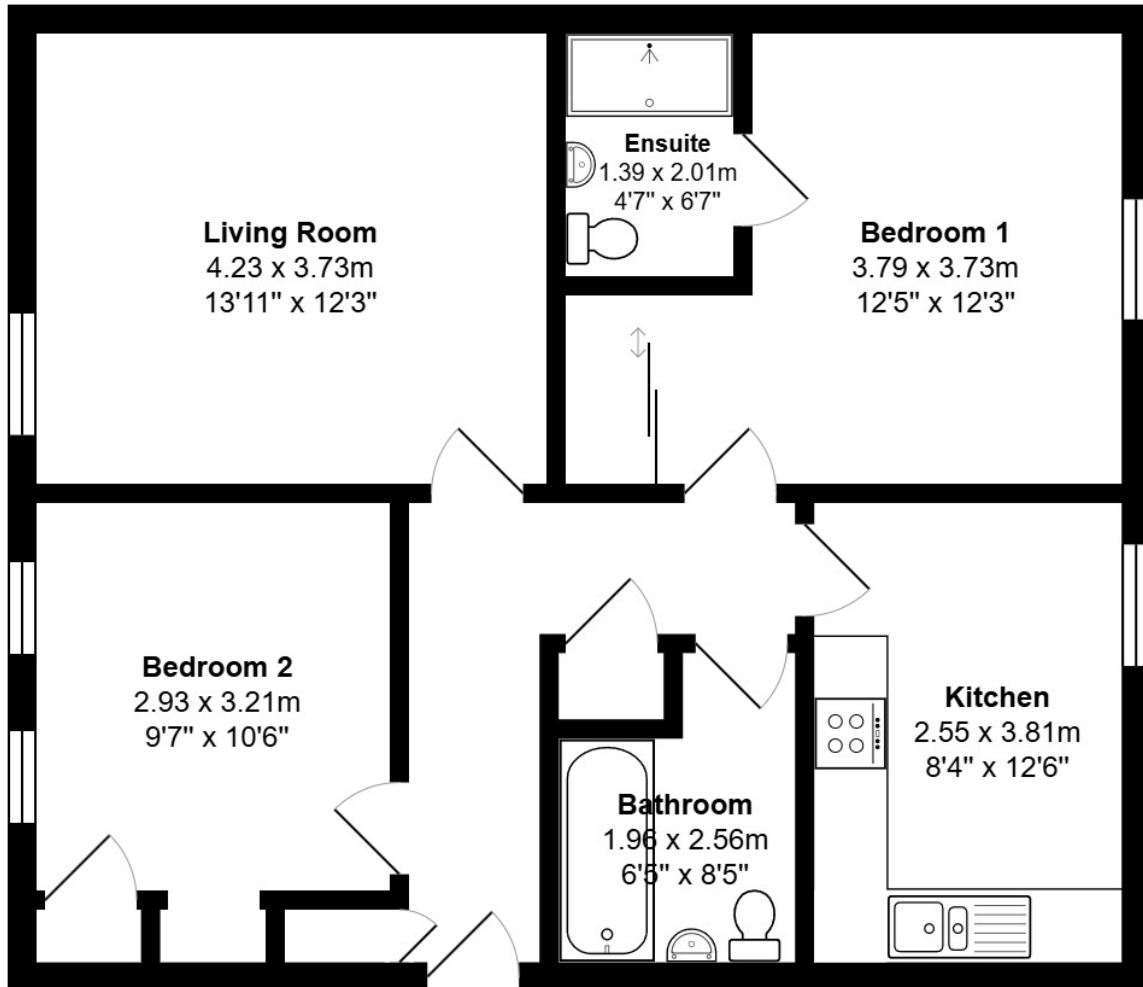


Furthermore, the property includes non-allocated parking bays. This is a rare opportunity to acquire a central flat in a fantastic location, a great opportunity for a first-time buyer.

EXTERNALS & VIEWS

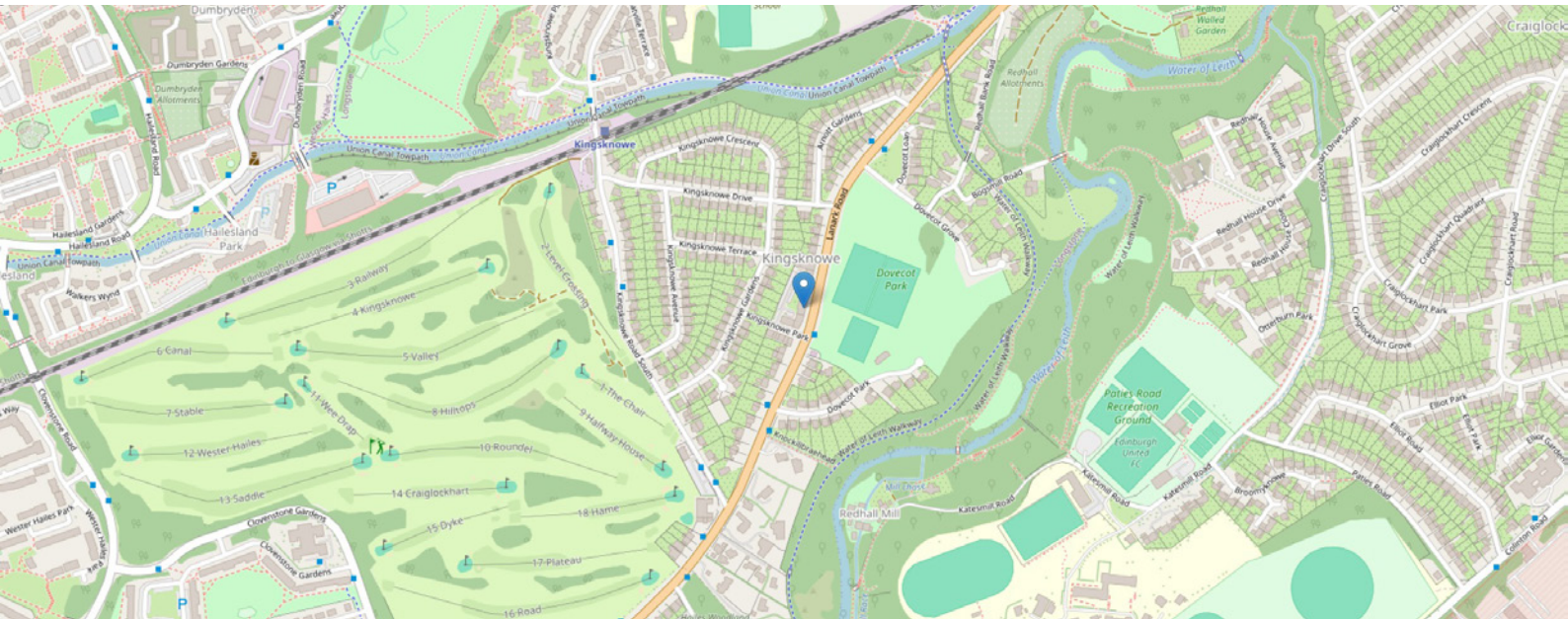


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 68m²
EPC Rating: B



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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