

4 Greendykes Road, Broxburn, EH52 5AG

Tel: 01506 309400

info@knightbain.co.uk

www.knightbain.co.uk



103 Kingsknowe Road North, Edinburgh, Midlothian EH14 2DQ £1,100 Per Month

KnightBain Lettings are delighted to bring to the market this deceptively spacious 3 bedroom UNFURNISHED family home in the popular Kingsknowe area of Edinburgh. Briefly the property comprises Entrance Hallway, Lounge, Dining Room with Office Area off, Kitchen, 3 Bedrooms (Master En-Suite) and Family Bathroom. Private Gardens. Convenient for public transport and easy access to the motorway network at Newbridge and to Edinburgh Airport.

Landlord Reg: - 597156/230/02101, KnightBain Reg: 259927/230/09541, LARN - 1909009, Council Tax - D, EPC - D,



Front Garden

Large driveway capable of taking 2 cars. Partially covered with a Car Port. Raised decked area. Access to rear garden through gate. Outside taps.

Entrance & Hallway

Welcoming Entrance Hall fitted with laminate flooring. Giving access to Lounge, Kitchen and Upper Level. Storage cupboards off. Central heating radiator.

Lounge

15'5" x 11'7" at widest point (4.71m x 3.55m at widest point)

Lovely front facing Living Room with more than enough room for entertaining. Carpeted flooring. Curtains & Vertical Blinds included. Wood Burning Stove. Central heating radiator with thermostat. Access to Hall and Dining Room.

Dining Room & Office Area

10'5" x 10'5" (3.20m x 3.20m)

Good sized dining area with an added office space/playroom behind. This space is 2.63m x 1.70m and has a built-in desk. Carpeted flooring. Recessed spotlights. Open archway to office which has a central heating radiator with thermostat. Rear window supplied with vertical blinds.

Kitchen

17'6" x 8'2" at widest point (5.35m x 2.50m at widest point)

Large well stocked Kitchen which gives access to the rear garden. Laminate flooring. Recessed spotlights and spotlight track. High Gloss and wooden fronted base & wall mounted storage units. American style Fridge/Freezer, Dishwasher, Built-in Double Oven, 5 Ring Gas Hob with extractor fan over.

Stairs & Landing

Carpeted flooring. Recessed spotlights. Double storage cupboard.

Family Bathroom

Contemporary Family Bathroom. Fully tiled floor & walls. 'P' shaped bath with Power Shower over. Modern toilet. Bowl style sink set within built-in vanity unit with recessed spotlights and large mirror over. Heated towel rail

Master Bedroom & En-Suite

10'11" x 10'7" (3.34m x 3.23m)

Rear facing Double Bedroom fitted with carpet. Central heating radiator with thermostat. Take a step down to the En-Suite area which has a double mirror fronted built-in wardrobe with curtains to window overlooking the rear garden. Modern white suite with fully enclosed shower cubicle. Heated towel rail.

Bedroom 2

14'0" x 9'8" at widest point (4.28m x 2.95m at widest point)

Good sized Front Facing 2nd bedroom featuring wall to wall storage units. Carpeted flooring. Curtains. Central heating radiator with thermostat.

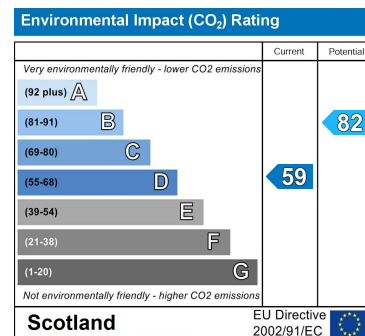
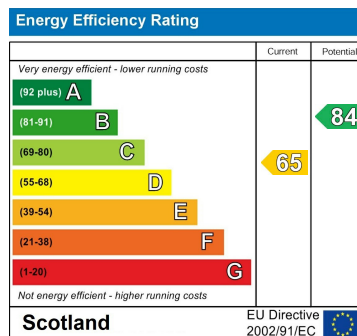
Bedroom 3

8'6" x 7'6" (2.60m x 2.30m)

Fitted with laminate flooring. Neutrally decorated. Wood effect Venetian Blinds. Central heating radiator with thermostat.

Rear Garden

Fully enclosed rear garden laid mainly to lawn surrounded by mature shrubs & trees with a patio area.



Viewings

By appointment with KnightBain on

01506 852000 or 07772 297052

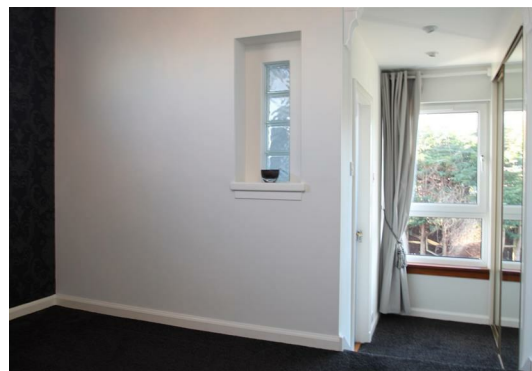
Available days, evenings & weekends

Email lettings@knightbain.co.uk

Web www.knightbain.co.uk



SAL
SCOTTISH
ASSOCIATION
OF LANDLORDS



These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

4 Greendykes Road, Broxburn, EH52 5AG | Tel: 01506 309400 | Fax: 01506 300450 | info@knightbain.co.uk