





This main-door upper villa in the heart of Carrick Knowe is a fantastic residence, which offers bright and spacious rooms, finished with a blank canvas of décor – perfect for new buyers. It features two double bedrooms and it has a fully-floored attic, with two further rooms for creative use. It also boasts a private garden area and a private driveway. The home is sure to be popular with a wide demographic, including first-time purchasers, rental investors, commuting professionals, and families – especially with its convenient location.

Extras: an electric cooker and a washing machine are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Please note, some images are virtually staged for illustration purposes.



FEATURES

- Well-presented upper villa
- Situated in sought-after Carrick Knowe
- Light neutral interiors throughout
- Private main-door entrance
- Naturally-lit central hall
- Living/dining room with a media wall
- Well-appointed fitted kitchen
- Two spacious double bedrooms
- Two versatile attic rooms
- 3pc bathroom with overhead shower
- Private section of garden to the rear
- Private garden shed for storage
- Private driveway for off-street parking







"A BRIGHT AND SPACIOUS
MAIN-DOOR UPPER VILLA
WITH TWO DOUBLE
BEDROOMS AND TWO
VERSATILE ATTIC ROOMS"





EPC RATING:



COUNCIL TAX BAND:



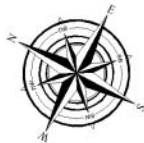
VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 64.3 sq. metres (692.1 sq. feet)

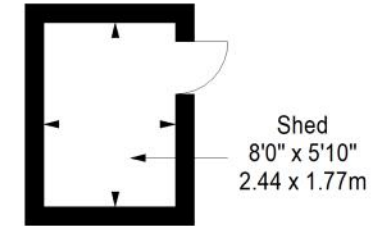
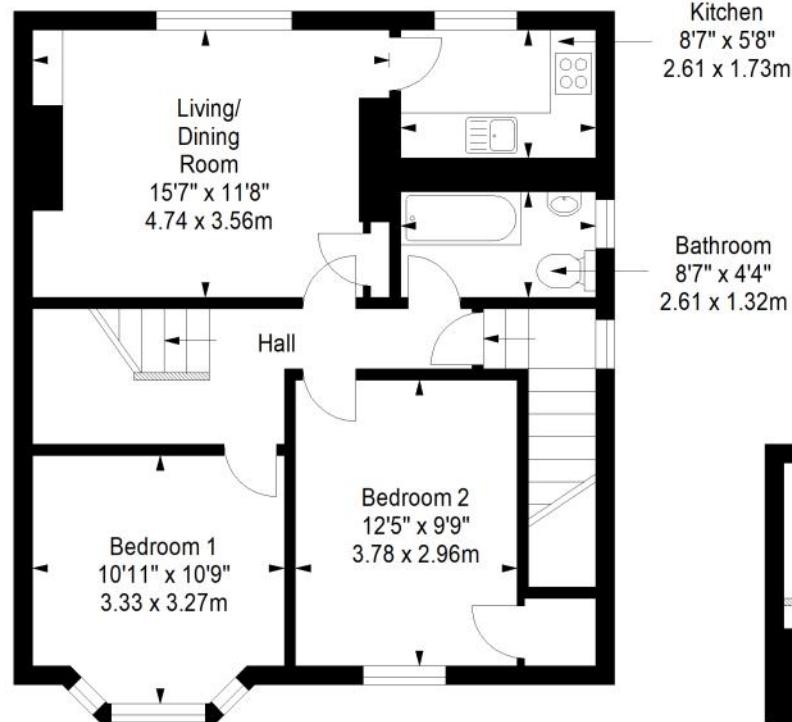
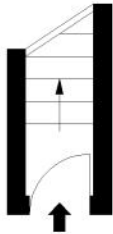
Shed

Approx. 4.3 sq. metres (46.3 sq. feet)



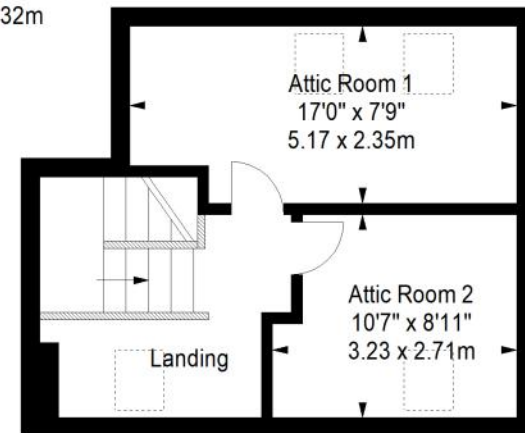
Ground Floor

Approx. 2.0 sq. metres (21.5 sq. feet)



Attic

Approx. 30.6 sq. metres (329.4 sq. feet)



Total area: approx. 101.2 sq. metres (1089.3 sq. feet)



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