



# 104 CARRICK KNOWE DRIVE

Carrick Knowe, Edinburgh, EH12 7EL



1

Public Room



2

Bedrooms



1

Bathroom





# 104 CARRICK KNOWE DRIVE

Introducing a two-bedroom main-door lower villa which is attractively presented throughout in neutral hues, providing a sought-after blank canvas – the ideal aesthetic for new buyers. It has bright and airy accommodation, and also features a quality kitchen and a tiled bathroom. Furthermore, this charming home has the benefit of a private driveway, plus a section of private front garden and a south-facing rear garden, which is laid with a neat lawn and a patio for relaxing and dining in the sun. Well suited to downsizers, young families, and first-time purchasers alike, this property is sure to be in popular demand.

Located in the heart of Carrick Knowe, the home has a sought-after setting in the capital. It is close to a local park and a golf course, with the area's primary school just a five minutes' stroll away and the secondary school also within easy reach. An excellent choice of bars, restaurants, and cafes are within walking distance, along with a superb range of nearby amenities and supermarkets. The city centre is also within swift commuting distance, whether travelling by car or local bus links.









EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A well-presented lower villa
- Convenient setting in Carrick Knowe
- Neutral interior décor throughout
- Private main-door entrance
- Welcoming hall with storage
- South-facing living/dining room
- Kitchen with French doors to rear garden
- Two spacious double bedrooms
- Modern three-piece bathroom
- Private section of garden to front and rear
- Private driveway for off-street parking











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

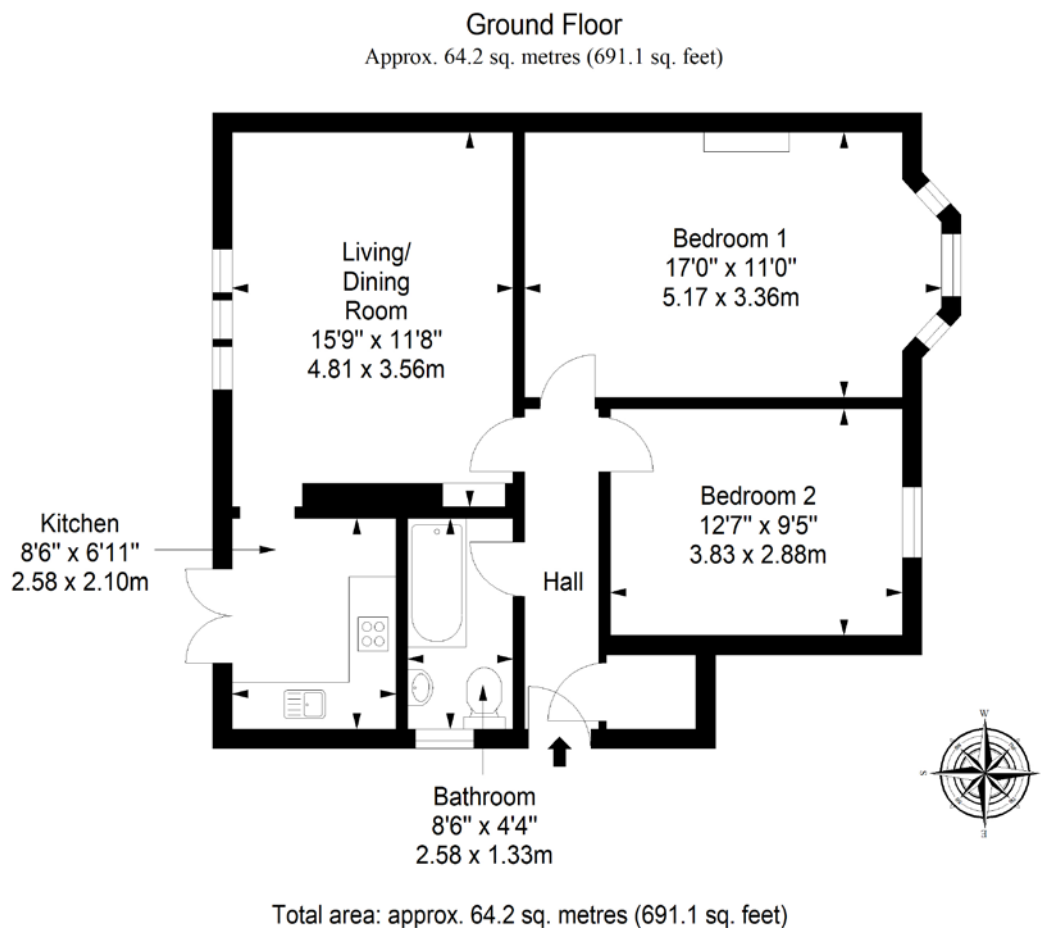






# CARRICK KNOWE

Lying to the west of the city centre, and south of sought-after Corstorphine, Carrick Knowe is a desirable residential area dating back to the mid-1900s. The delightful leafy suburb offers a good range of local shopping, a supermarket and a church. Further services can be accessed in adjacent Corstorphine, which features independent retailers, supermarkets, banks, a post office, a pharmacy, eateries, cafés, restaurants and a hotel. Meanwhile, the plethora of amenities and entertainment in the heart of Edinburgh are just a few miles away and The Gyle Shopping Centre, complete with big brand retailers, specialist stores and restaurants, is also close by. Primary and secondary education in both the public and private sector is easily accessible. For those looking for a dose of fresh air, Carrick Knowe boasts a large public park and its own parkland golf course, which is framed by mature trees, sits in the shadow of the renowned Murrayfield Stadium and enjoys an impressive Edinburgh Castle backdrop. If residents prefer indoor exercise, David Lloyd Edinburgh Corstorphine is within easy reach and includes a state-of-the-art gym, group exercise sessions, tennis courts and spa facilities. Well-connected Carrick Knowe offers superb transport links to the centre of Edinburgh and further afield, courtesy of trams, buses and the city bypass, which provides access to the A1.



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