



25 CARRICK KNOWE HILL

Carrick Knowe, Edinburgh, EH12 7BR



1

Public Room



4

Bedrooms



1

Bathroom



25 CARRICK KNOWE HILL

This main-door double upper villa is a spacious and versatile three/four-bedroom home that occupies the first and second floor. It features bright and airy accommodation, and allows a variety of configurations to meet the needs of differing lifestyles and growing families. Whilst certain aspects of the property require upgrading/refurbishment, the home remains a fantastic opportunity, especially as it allows you to set the style and standards to your own specification. It also presents the new owners with the chance to add significant value.

Situated in the heart of Carrick Knowe, this double upper villa has a desirable location in the capital as well. It is close to schools, amenities, local transport links, and idyllic green spaces, including the local golf course. Conveniently, Edinburgh city centre can be reached in around 20 minutes whether travelling by bus or car – perfect for commuting professionals and those looking to be close to all the city centre offers. In addition, the property is also within easy reach of the airport for travelling further afield.







EPC
RATING



COUNCIL
TAX BAND

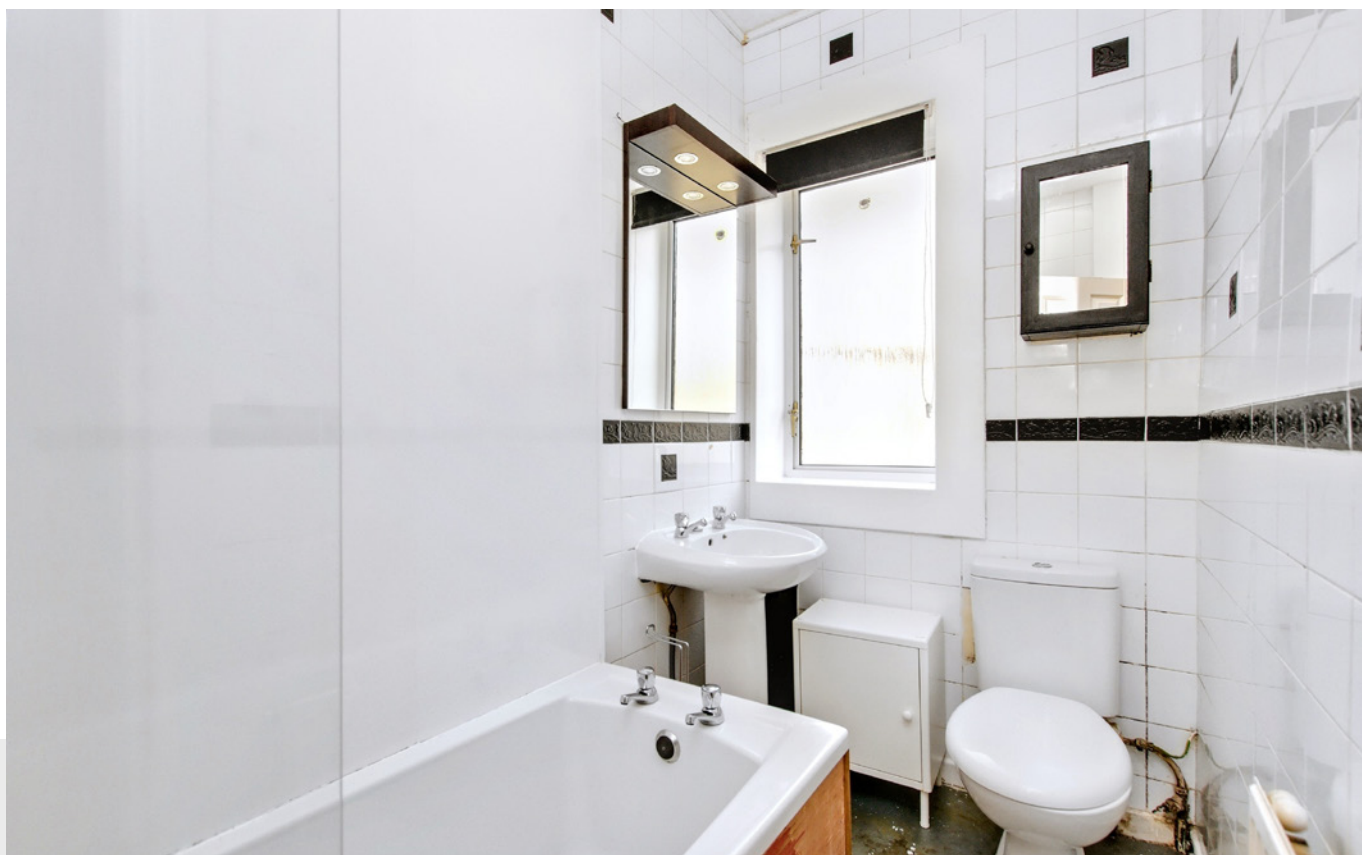
VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A spacious double upper villa
- Convenient location in Carrick Knowe
- Private main-door entrance
- Large living room with a bay window
- Openly accessed fitted kitchen
- Versatile dining room/additional bedroom
- Three bedrooms (two with storage)
- Bright three-piece bathroom
- Private rear garden with south-facing aspect
- Unrestricted on-street parking





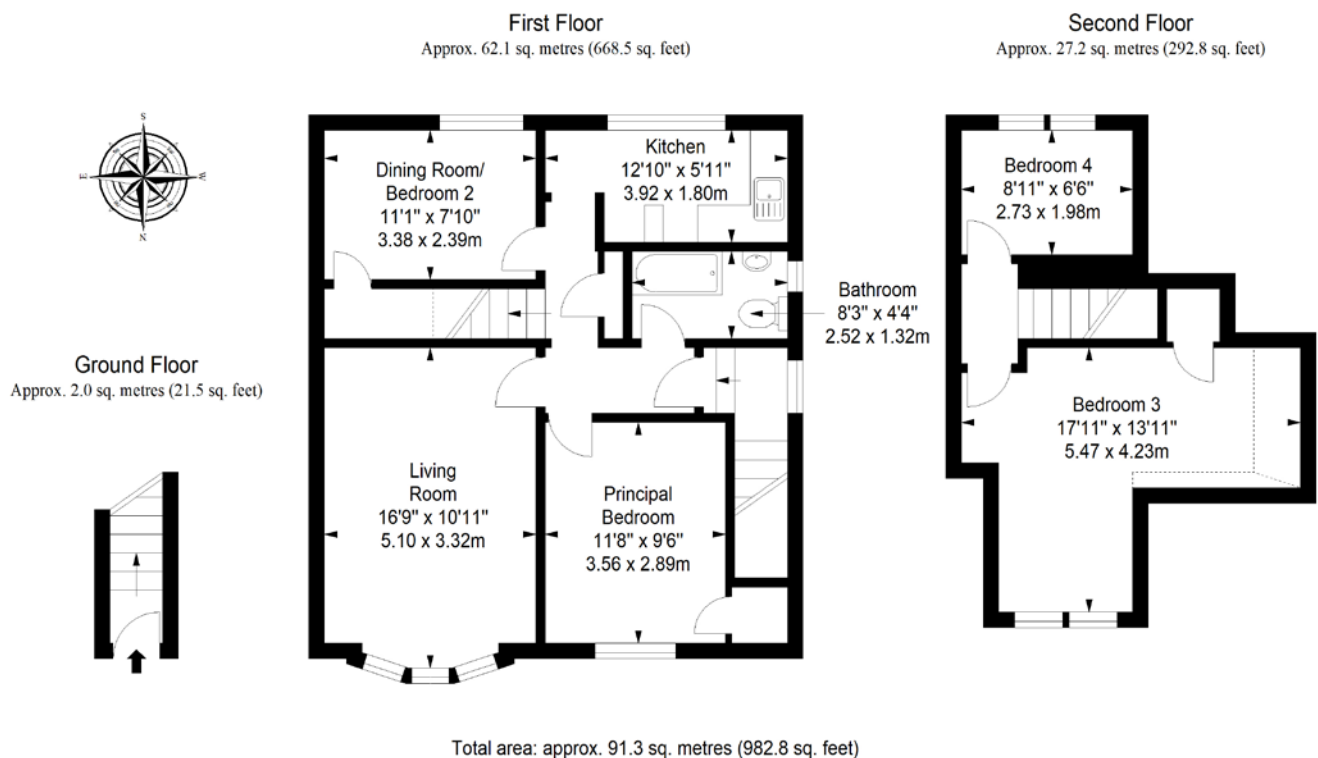
Extras: washing machine and an electric cooker are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Please note: this property is to be sold as seen.



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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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.