



15 CARRICK KNOWE DRIVE

Carrick Knowe, Edinburgh, EH12 7EB



1

Public Room



2

Bedrooms



1

Bathroom



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This main-door upper villa is a two-bedroom residence with a bright, south-facing aspect. Set on the first floor (with a large converted attic on the second floor), it features a generous living room and a fitted kitchen which has potential to be extended into the neighbouring hall (subject to consent). The second floor, accessed via a staircase from the bedroom, offers two large and airy attic rooms. The home also has the benefit of private garden sections to the side and rear, plus a driveway. It presents the buyer with an exciting refurbishment opportunity as well, allowing you to set the style and standards of the interiors to your own tastes.

Situated in popular Carrick Knowe, the home has a fantastic location just a 20 minutes' drive from the heart of Edinburgh city centre. It is close to the local park and golf course, and is within easy reach of superb amenities, including the Gyle Shopping Centre which is roughly a 7 minutes' drive away. Schools at primary and secondary level are also close by as well. Unsurprisingly, the area is popular with a wide variety of buyers, including families, professionals, and first-time purchasers alike.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Upper villa with excellent potential
- Situated in the heart of Carrick Knowe
- Private front door leading up to a hall
- Living room with south-facing bay window
- Fitted kitchen just off a further hall area
- Two bedrooms and two attic rooms
- Bright three-piece bathroom
- Private sections of garden
- Private driveway for off-street parking







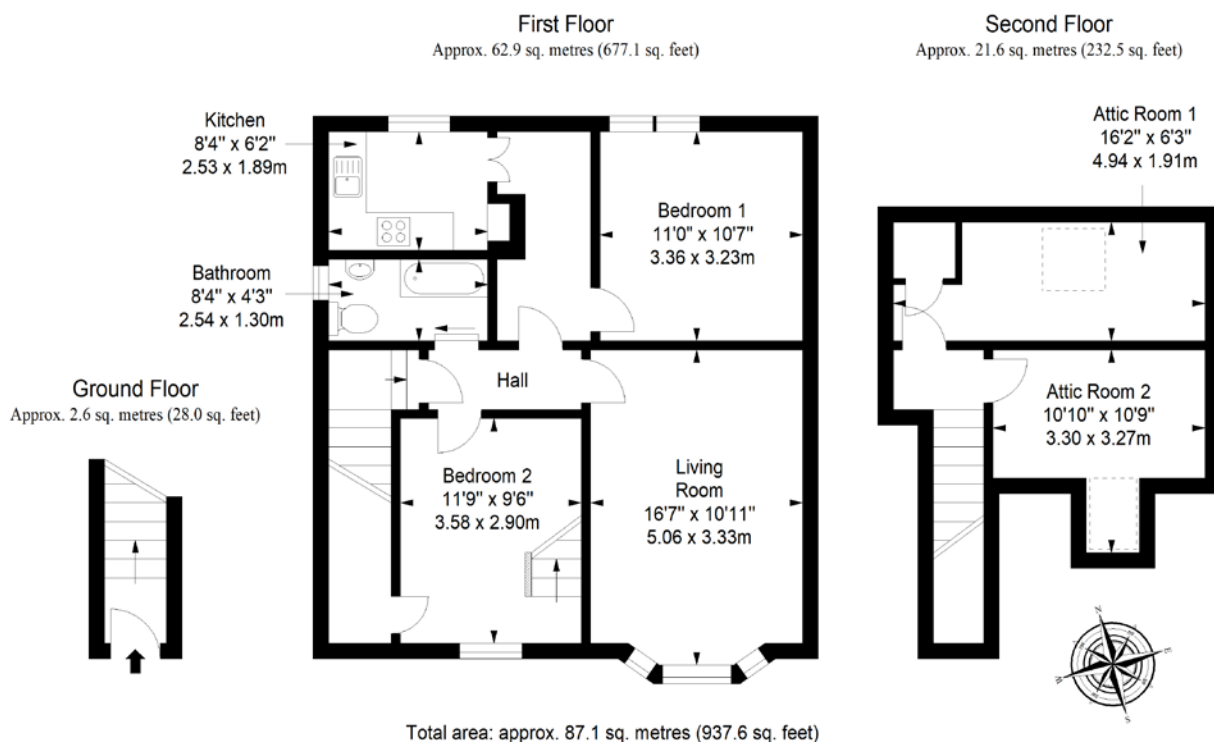
Extras: To be sold as seen. Please note, no warranties or guarantees shall be provided in relation to any of the services and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms



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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