



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**31 Carrick Knowe Terrace**  
**Corstorphine, EH12 7ES**



## MAIN DOOR DOUBLE UPPER VILLA

- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Enclosed Rear Garden
- Driveway
- EPC Band -C



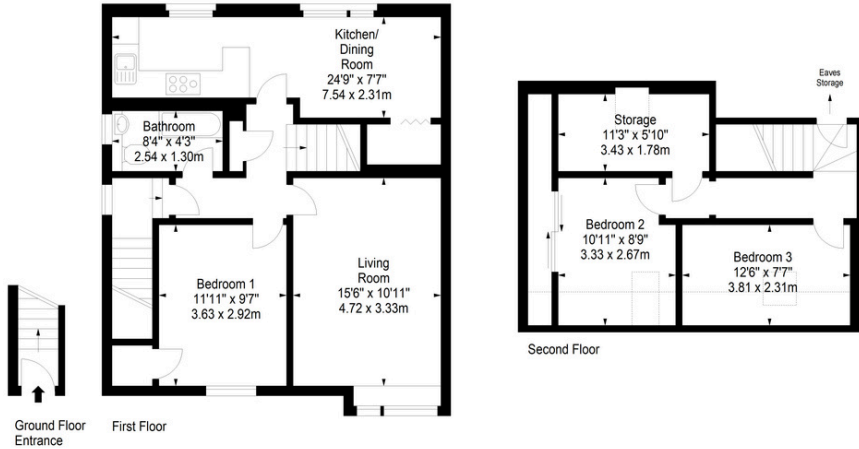
Forming part of a quiet residential estate, this lovely and well presented main door double upper villa is situated within the sought after location of Corstorphine. The property is close to day to day shopping requirements with further specialised shopping available at the Gyle Shopping Centre and reputable primary and secondary schooling within walking distance. Good transport links are within easy reach including the Saughton tram stop providing quick and easy access to the City Centre and Edinburgh Airport. In move-in condition, the accommodation would make an excellent family home and comprises; entrance stairs to welcoming hallway, attractive south facing sitting room, modern kitchen/dining room, charming double bedroom and bathroom with white suite and shower over bath. A further staircase provides access to two delightful double bedrooms and large walk-in storage cupboard. To the rear of the property is a fully enclosed good sized rear garden with driveway to front providing off-street parking. The property benefits from gas central heating, double glazing and has an electric car charging point installed in the driveway . Planning permission has been obtained for installation of a dormer to the front of the property and can be viewed on the Council Planning Portal under reference 22/01885/FUL. The appliances included are sold as seen with no warranty provided.



## Carrick Knowe Terrace, EH12 7ES



Approx. Gross Internal Area  
1089 Sq Ft - 101.17 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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