

147 Carrick Knowe Drive, Carrick Knowe, Edinburgh, EH12 7EL



Description

Commanding an enviable setting in a popular residential area, this beautifully appointed main door upper villa offers bright and comfortable living space with modern comforts throughout and boasts a private enclosed rear garden. The home is sure to be popular with a wide demographic, including first-time purchasers, professionals, and families - especially with its convenient location.

Features

- Beautifully presented main door upper villa
- Situated in sought-after Carrick Knowe area
- Light neutral interiors throughout
- Living/dining room with pleasant leafy aspect to rear
- Well-appointed fitted kitchen
- Two spacious double bedrooms
- 3pc bathroom with overhead shower
- Spacious attic
- Private area of garden to the rear featuring a timber sun deck
- Gas central heating and double glazing
- Off street parking with EV charge point
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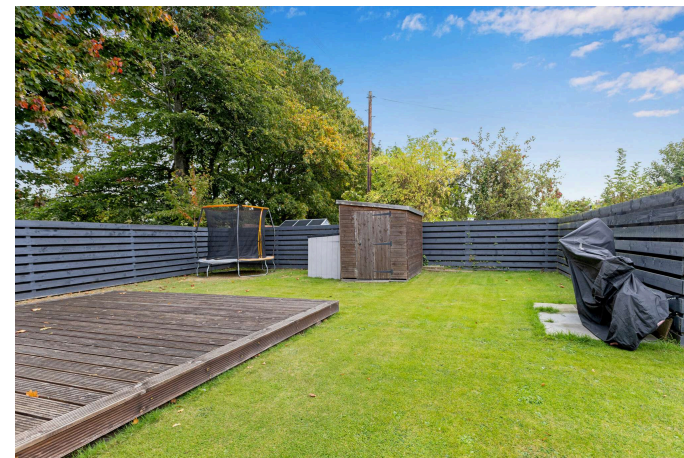
Extras

The fitted floor coverings, oven, hob, cooker hood, fridge/freezer and garden shed are included.

EPC Rating: C

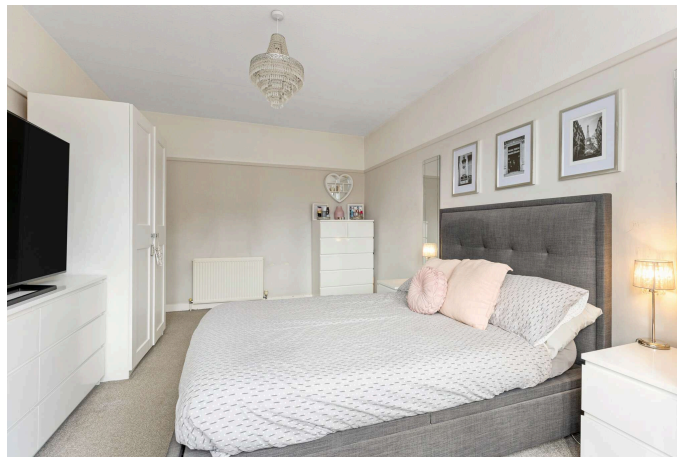
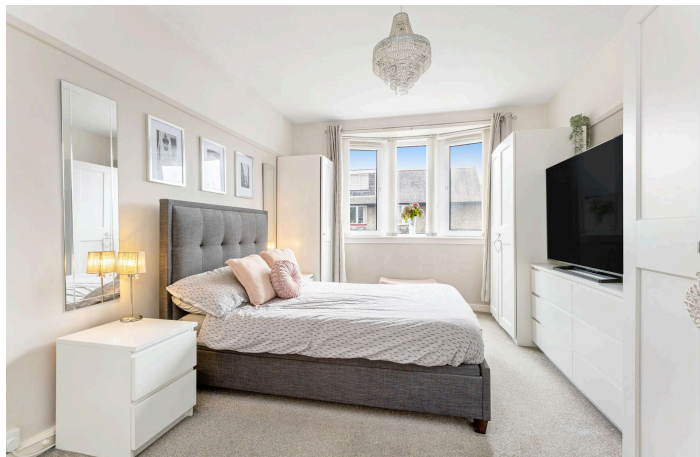
Price and Viewing

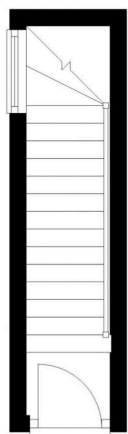
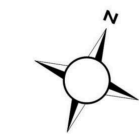
For price and viewing information or further details on this property please contact us on 0131 557 3188.



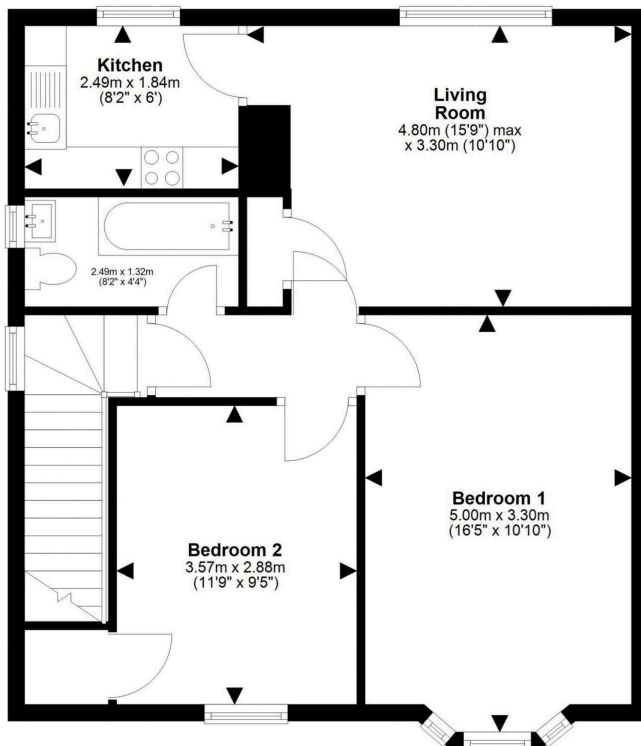
Location

Carrick Knowe is a popular residential area to the West of Edinburgh's city centre. The area is well served by a range of facilities in neighbouring areas of Corstorphine and South Gyle. There are good transport links nearby, with the A720 City Bypass being easily accessible, leading to the main central belt motorway network plus access to Edinburgh Airport and the Queensferry Crossing. Shopping facilities can be found a short drive from the property at The Gyle Shopping Centre which includes a selection of retail outlets plus a Morrisons and M&S Food Hall and also at the Tesco Extra Store in Corstorphine. There is good schooling at nursery, primary and secondary levels within easy reach of the property. Public transport by way of bus or tram are both within walking distance. For those who enjoy the outdoors, there are many parks and walks within the area including Corstorphine Hill, Saughton Park and Carrick Knowe Golf Course is nearby.



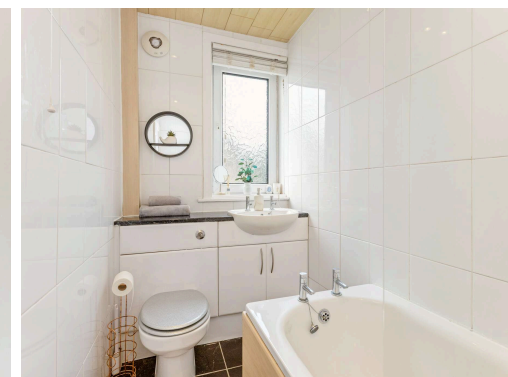
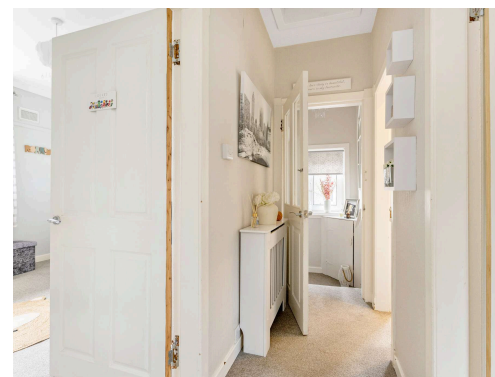


Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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