



boyd property

The Fairways, 2-3 Carrick Knowe Avenue

EDINBURGH | EH12 7BX

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Description

Boyd Property are delighted to present to the market this well presented 2-bedroom ground floor flat, which forms part of a small modern built landscaped development, adjacent to the Carrick Knowe Golf Course. The welcoming entrance hallway is large enough to accommodate a dining table and chairs and leads through to the bright and spacious lounge with 'French' doors out to the well-maintained shared garden grounds. The modern kitchen is fitted with ample base and wall mounted units, with complimentary worktop surfaces with integrated oven and hob, there is dedicated spaces for a free-standing washing machine and fridge freezer. The master bedroom includes built-in wardrobes and an ensuite shower room comprising of a shower cubicle, wash-hand basin and WC. The second double bedroom also features built-in wardrobes with sliding mirror doors. The contemporary style family bathroom comprises of a white three-piece suite including bath, wash-hand basin and WC. The property benefits from gas central heating throughout, double glazing, a shared garden, bike shed and an allocated parking space. This property will appeal to a variety of buyers such as a young professional couple, small family or perhaps someone who is considering downsizing from a larger family home and viewing is therefore highly recommended.

Factoring

The development is managed by James Gibb, 4 Atholl Place, Edinburgh, EH3 8HT. A monthly fee of approximately £75 is payable. This covers the general maintenance of the communal areas, shared common utilities, landscaping upkeep and joint common buildings insurance.

Location

The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra & Lidl supermarket within easy reach in neighbouring Corstorphine. Nearby, the Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores quickly accessible by car or tram. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

Extras

All fitted carpets, floor coverings integrated oven, hob, along with the free-standing washing machine and fridge freezer. Other items of furniture may be available by separate negotiation.

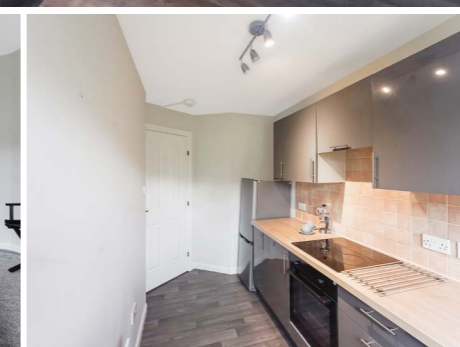
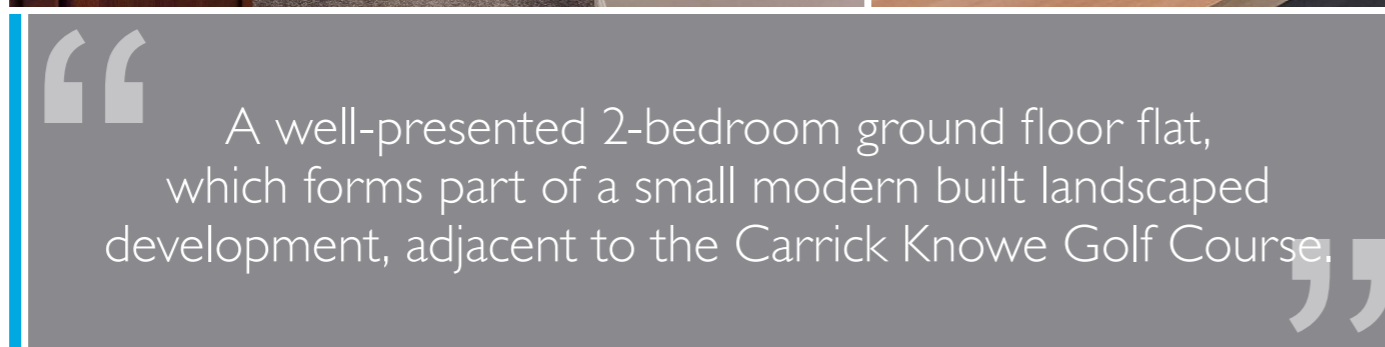
Price & Viewing

For price and viewing information contact Agents.



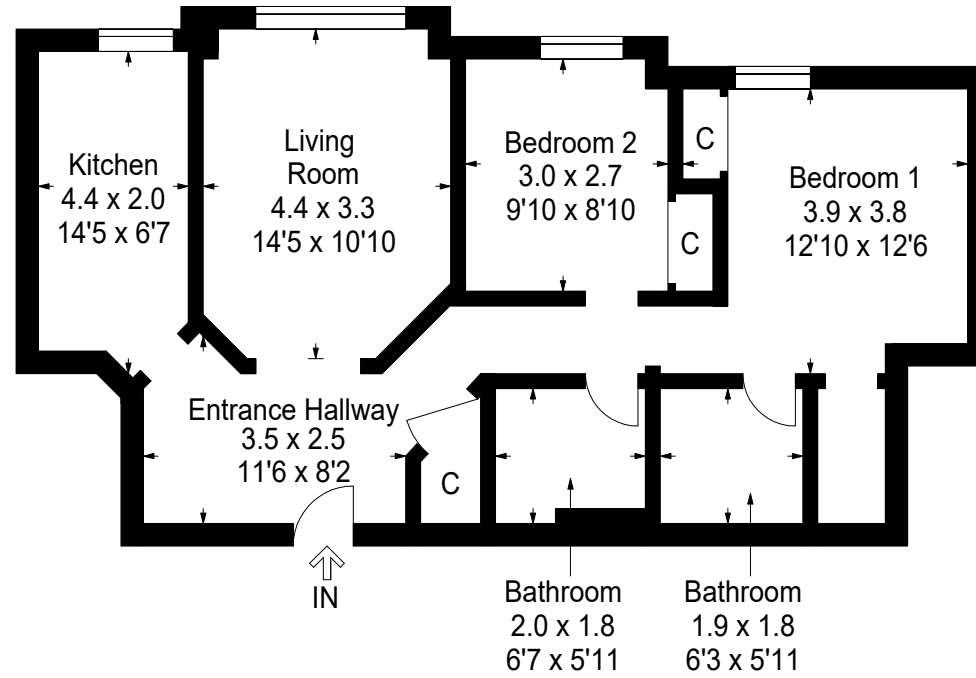
Features

- Tenure - Freehold
- Entrance hallway
- Lounge
- Fitted kitchen
- 2 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Good storage facilities
- Communal garden grounds
- Allocated parking space



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vistaBee

Approximate Internal Floor Area 764 Sq Ft / 71 Sq M

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses.