

**63 Carrick Knowe Avenue
Edinburgh EH12 7DE**

Offers Over £190,000

- Lower main door villa
- Lounge dining room with patio doors to private decking area
- Breakfasting kitchen
- Two double bedrooms. The wardrobe in the spare room included within the sale.
- Bathroom with three piece suite and shower over the bath
- Gas central heating and double glazing
- Private front garden area and rear decking area
- On street parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: No



1



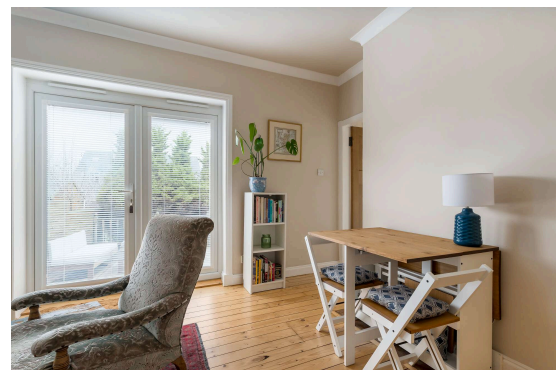
2



1



EPC C



Lower Flat

Blair Cadell are delighted to present this charming two-bedroom, lower main-door villa. Located in the popular residential area of Carrick Knowe this property is the perfect opportunity for first-time buyers, professionals, or those seeking to downsize.

The accommodation comprises private main-door entrance leading to a hallway with a useful storage cupboard, bright lounge/diner with patio doors leading to a beautiful private decking area, breakfasting kitchen equipped with floor and wall-mounted storage, integrated gas hob/oven with hood, fold down breakfast table, master bedroom with bay window to the front, second double bedroom offering ample space, the wardrobe in the spare room is included within the sale, bathroom with three-piece suite and electric shower over bath, heated towel rail. The property further benefits from gas central heating, double glazing, private decking area to the rear and garden area to the front, on-street parking.

Carrick Knowe is located to the west of Edinburgh's City Centre. The property is ideally situated close to a range of local shops, restaurants, and amenities, including a Tesco Extra and Lidl in nearby Corstorphine. For a wider selection of high-street stores, The Gyle Shopping Centre and Hermiston Gait are also easily accessible.

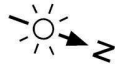
The area boasts excellent local schools and a variety of leisure and recreational facilities, including nearby parks, health clubs, Corstorphine Hill, the Water of Leith, and Edinburgh Zoo. Public transport links are excellent, offering easy connections to the City Centre and surrounding areas, as well as the Edinburgh Tram network. The location also provides swift access to the City By-pass, linking to the main Scottish motorway network and Edinburgh International Airport.

Viewings by appointment 0131 337 1800

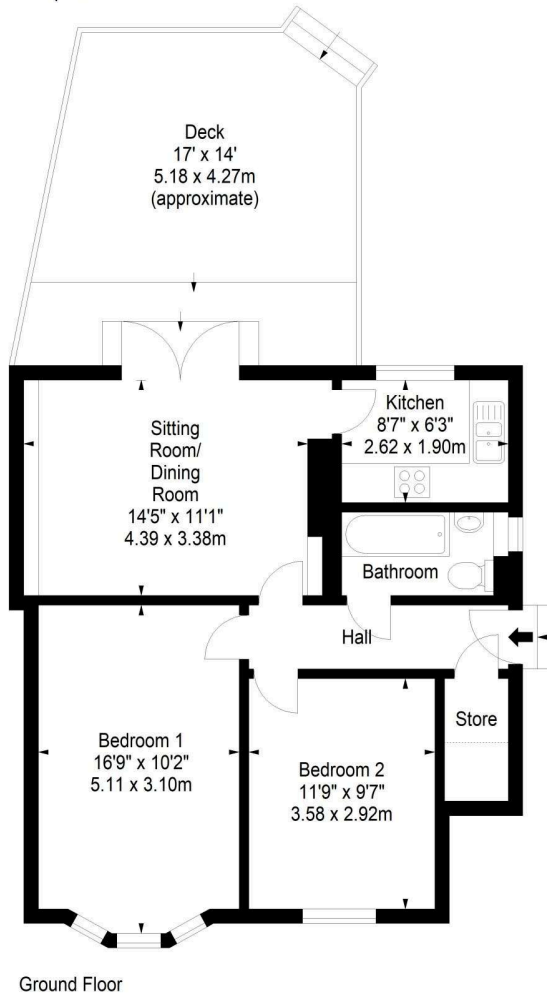




Carrick Knowe Avenue,
Edinburgh,
Midlothian, EH12 7DE



Approx. Gross Internal Area
642 Sq Ft - 59.64 Sq M
For identification only. Not to scale.
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