










Fixed Price

£189,995

9 Carrick Knowe Terrace

Carrick Knowe | Edinburgh | EH12 7ES

A superb opportunity has arisen to acquire this well-proportioned two bedroom main door upper villa, situated within a quiet pocket of the popular Carrick Knowe district of the City. Enjoying a large private garden and off-street parking whilst being close to excellent amenities and transport links, the property will undoubtedly suit a variety of purchasers including first-time buyers. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property briefly comprises of; welcoming entrance staircase, landing with Ramsey ladder access to the attic, bright and spacious lounge/diner with a front-facing outlook, fully-fitted kitchen with a range of freestanding white goods, tiling in splash areas and downlighting, sizeable first double bedroom with fitted wardrobes, second good sized double bedroom with a single cupboard and space for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; cooker, washing machine and fridge, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

A generous private garden, mostly laid to lawn, can be found to the rear of the property offering tons of potential for future residents. For the car owner, there is a multi-car driveway for secure off-street parking while free parking can be found on-street to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.



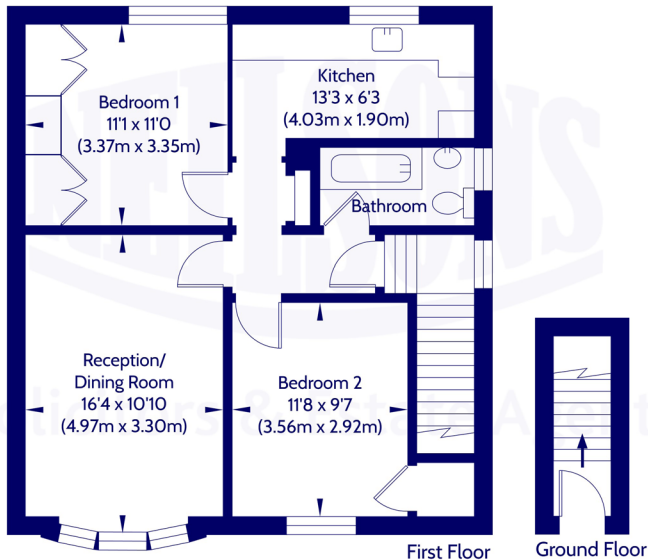


Location

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 supermarkets within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. 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.



Approx. Gross Internal Floor Area 62.66 Sq M / 675 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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