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Fixed Price

**£260,000**

# 272 Carrick Knowe Avenue

Corstorphine | Edinburgh | EH12 7DQ

This well-proportioned end terraced villa enjoys a superb high amenity location in Edinburgh's Corstorphine area, overlooking open parkland and boasting south facing views toward the Pentland hills.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Driveway and garage
-  Private gardens
-  ESPC rating – C
-  Council tax band- C



## Description

The internal accommodation briefly comprises: entrance hallway with stair to the upper level, light and airy reception room with pleasant views over the adjacent park, good sized breakfasting kitchen which has been fitted with a variety of contemporary base and wall mounted units, with contrasting worktops, splash back and a selection of integrated appliances, spacious principal bedroom with Pentland views and wardrobes which can be included in the sale, second double bedroom with leafy views and fitted wardrobes, and tiled shower room with two piece suite and mains shower enclosure.



## Extras

All integrated appliances, blinds, curtain poles and fitted carpets will be included.

## Gardens and Parking

To the front of the house is an area of smartly kept lawn together with a gated driveway, leading to a garage and providing off-street parking for numerous vehicles. There is a generously sized private garden to the rear, which is laid to lawn and enjoys a peaceful mature tree backdrop.

## Viewing

By appointment through Neilsons (0131 625 2222).







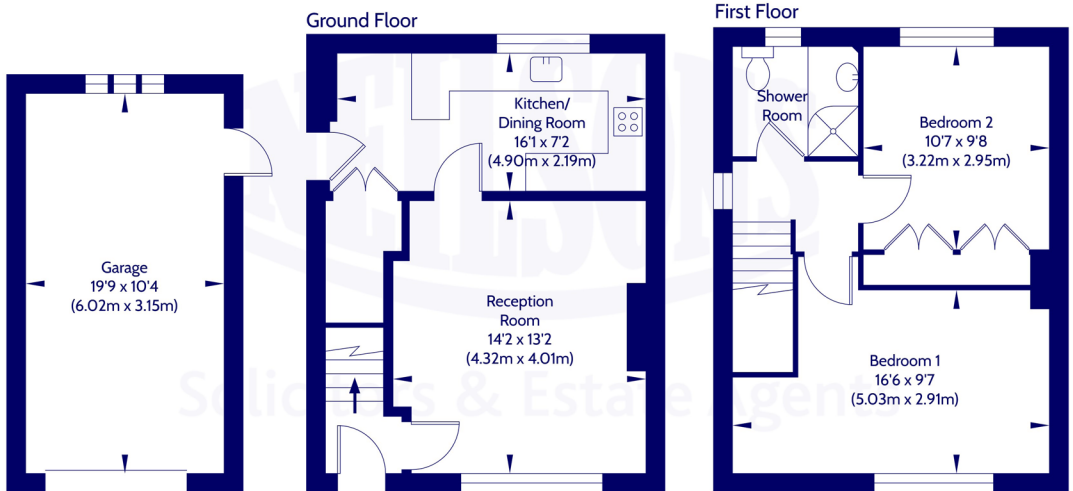
## Location

The property is in the ever-popular residential area of Corstorphine, lying to the west of the City Centre. Many local shops and services are on hand with a 24hours Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers 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 67.62 Sq M / 728 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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