



Offers Over  
**£205,000**

## 188 Carrick Knowe Road

Carrick Knowe | Edinburgh | EH12 7BP

Neilsons are delighted to present to market this two bedroom, extended lower villa quietly situated in the popular residential area of Carrick Knowe, close to local amenities and transport links. Immaculately presented throughout, and with the added benefit of private gardens, this property is sure to appeal to a variety of purchasers including first time buyers, professionals and downsizers.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Private front and rear gardens
-  Unrestricted on street parking
-  EPC rating – D
-  Council tax band - D



## Description

The well-proportioned accommodation briefly comprises; entrance hall with storage, bright and airy bay windowed lounge, modern kitchen with a range of sleek light grey wall and base units with co-ordinated worktops, a dining room with a sliding patio door to the rear garden, double bedroom one with full length built in wardrobes, double bedroom two, and a fully tiled bathroom with a white suite, electric shower over the bath, and heated towel rail. The property also benefits from gas central heating (new boiler and radiators in 2022) and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the gas hob, double electric oven and oven/microwave, integrated washing machine, freestanding wardrobes in bedroom two, and the garden sheds.

## Gardens and Parking

A neat, fully enclosed front garden with lawn and bordered by trees and shrubs welcomes you to the property, and to the rear is a patio area with a small section of lawn. There is a communal drying green and outdoor tap, and parking is on street and unrestricted.

## Viewing

By appointment through Neilsons (0131 625 2222).





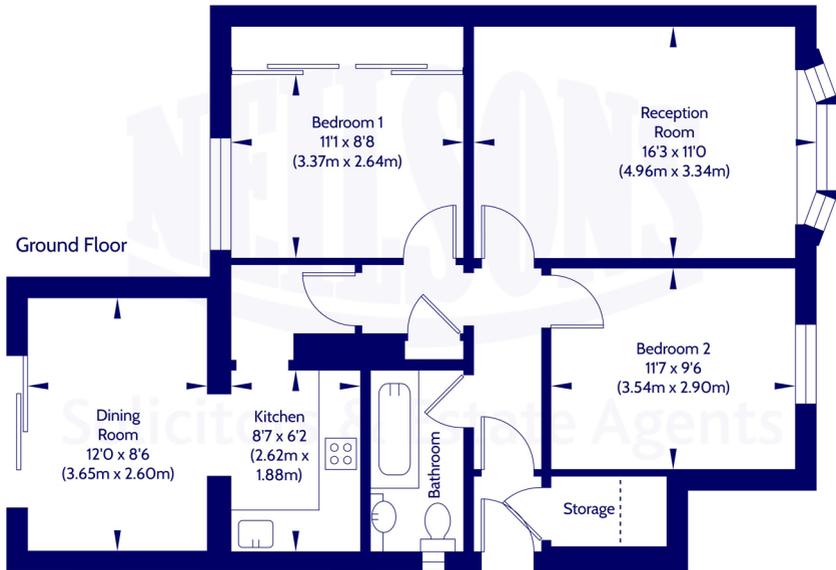
## Location

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 ByPass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 70.78 Sq M / 762 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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