










Offers Over

£225,000

40 Carrick Knowe Gardens

Carrick Knowe | Edinburgh | EH12 7ET

Generous main door double upper villa with four bedrooms, well-positioned within a quiet street in the ever-popular Carrick Knowe district. Offering flexible accommodation whilst boasting a substantial private rear garden, the property is near excellent amenities and transport links and would undoubtedly appeal to professionals or growing families.

-  4 beds
-  1 public
-  1 bathroom
-  Private Gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance staircase, bright and airy lounge/diner with a shelved press cupboard, and a rear outlook, sleek fully-fitted kitchen with a range of included white goods, tiling in splash areas under-unit lighting, and cleverly-designed wall-mounted units to maximise storage space, two well-proportioned first floor bedrooms both with integrated storage provisions, and room for freestanding furniture, partially-tiled shower room with a walk-in shower, and heated towel rail, second floor landing with a Velux window, and two further fairly-sized second floor bedrooms with bedroom 1 offering stunning views of The Pentland Hills.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, dishwasher, and microwave, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The private rear garden is substantial in size and offers tons of potential for new residents whilst being mostly laid with lawn, separate chipstone area allowing for garden furniture, and a sizeable storage shed. There is also a single driveway for off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

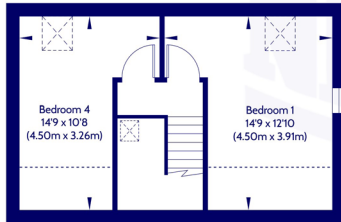
The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra & Lidl supermarkets within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer a wider 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.



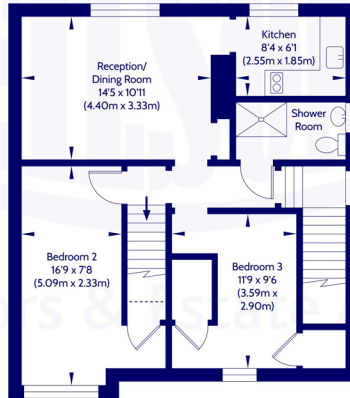


Approx. Gross Internal Floor Area 90.03 Sq M / 969 Sq Ft.

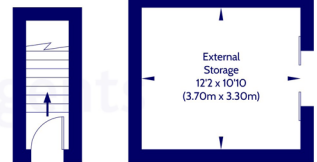
Second Floor



First Floor



Ground Floor



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.



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