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Offers Over

£225,000

18 Carrick Knowe Gardens

Carrick Knowe | Edinburgh | EH12 7ET

Superb four-bedroom main door double upper villa pleasantly positioned within a quiet pocket of Carrick Knowe. Close to terrific amenities and transport links, the property is well suited to a variety of purchasers including professionals and growing families.

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



Description

Internally, the property offers flexibility throughout whilst briefly comprising; inviting entrance staircase leading to the first floor, spacious, rear-facing lounge/kitchen/diner with twin windows, a range of integrated white goods and paneling in splash areas whilst being styled with stylish white base and wall-mounted units, generous first double bedroom with ample space for different configurations, large first floor single bedroom with integrated storage offering flexible use as a home study, partially-tiled partially-paneled shower room with a heated towel rail, second floor landing a fantastic storage room, two further well-proportioned double bedrooms with plenty room for freestanding furniture, and a fully-tiled bathroom suite with a Velux window.

Further benefits include gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property lies a shared drying green and good sized private garden with a well-kept lawn and large wooden deck with excellent storage options. For the car owner, there is 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 102.75 Sq M / 1106 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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