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Offers Over

£190,000

19 Carrick Knowe Grove

Carrick Knowe | Edinburgh | EH12 7DB

Well-proportioned two-bedroom main door lower villa, pleasantly positioned within a quiet pocket of the popular Carrick Knowe district. Near superb amenities and transport links, the property will undoubtedly appeal to a variety of purchasers, including first-time buyers.

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



Description

Internally, the property is presented in a move-in condition while briefly comprising; welcoming entrance vestibule with a handy understairs cupboard, hallway, bright and airy lounge/diner with a shelved press cupboard, fully-fitted kitchen with tiling in splash areas, and a range of freestanding white goods, first generously proportioned bay fronted double bedroom with ample room for different configurations, second good sized double bedroom with plenty space for freestanding furniture, and a fully-paneled bathroom suite with an over-bath shower, and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

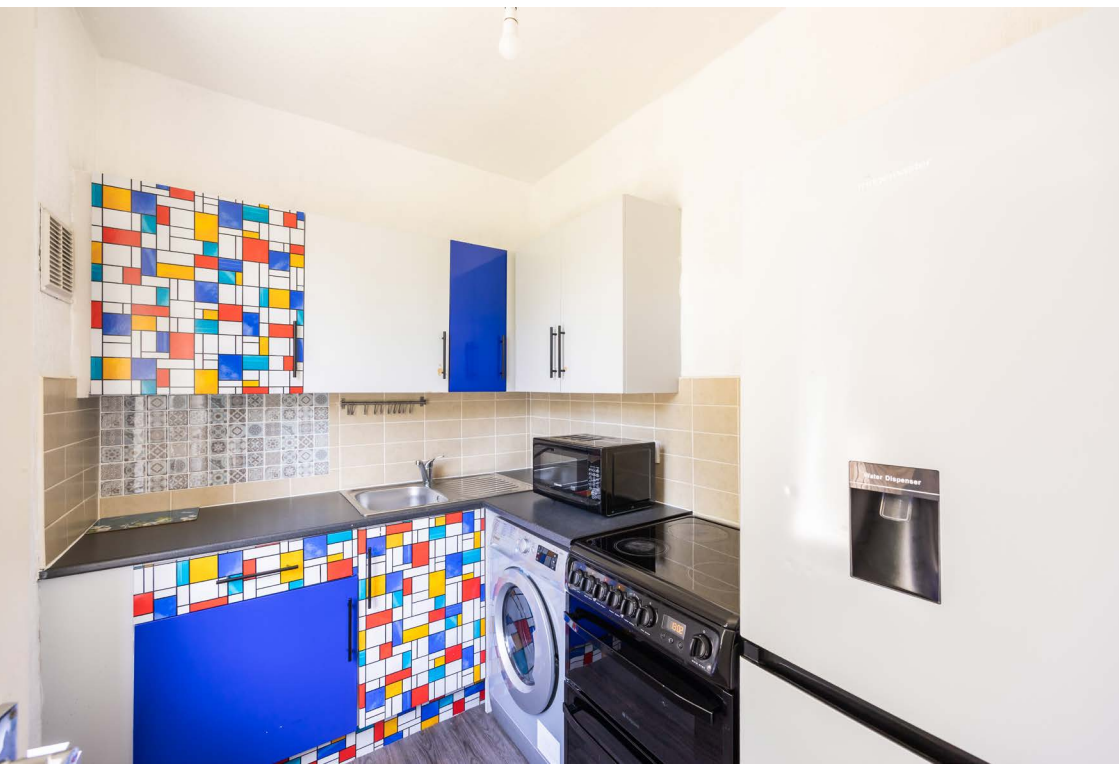
Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and washer/dryer, freestanding wardrobes in bedroom 1, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property enjoys good sized and well-maintained private garden space to the front rear of the building. There is also a shared drying green section to the rear. For the car owner, there is a single driveway for off-street parking with the addition of on-street free parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





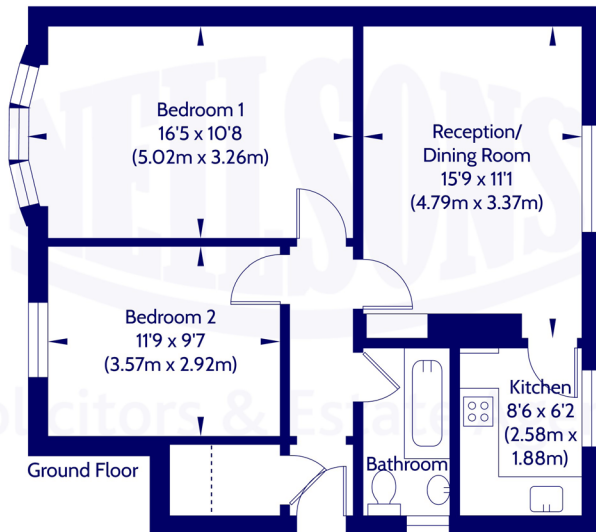
Location

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





Approx. Gross Internal Floor Area 60.03 Sq M / 646 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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