



Solicitors & Estate Agents



Offers Over

£220,000

136 Carrick Knowe Road

Carrick Knowe | Edinburgh | EH12 7BW

A spacious main door double upper, enjoying a popular residential location in Edinburgh's Carrick Knowe area. The property benefits from a private garden/driveway and would be well suited to the professional couple or young family.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Driveway
-  Private rear garden
-  EPC rating – C
-  Council tax band- C



Description

The property would now benefit from a degree of modernisation in places but has been freshly decorated throughout and offers highly flexible accommodation close to excellent local amenities and convenient tram and bus stops.

The interior is accessed via main door/entrance stair and briefly comprises: bright and well proportioned reception/ dining room with an open south facing aspect towards the Pentlands, well equipped kitchen which has been fitted with a variety of white base and wall mounted units, complete with coordinated wipe-clean worktops, splash tiling and a variety of appliances, first floor principal bedroom which benefits from a dual facing aspect and an en-suite shower room, two further double bedrooms both with storage, and attractive family bathroom with three piece white suite, wet wall panelling and over-bath electric shower.



Please note that some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Extras

The property will be sold as seen with all fixtures, floor coverings, white goods and kitchen appliances. No guarantees will be given.

Gardens and Parking

A single driveway provides off-street parking for one car and there is a large allocation of private garden to the rear with two sheds which will be included.

Viewing

By appointment through Neilsons (0131 625 2222).





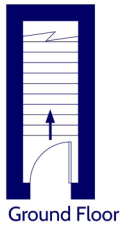
Location

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.

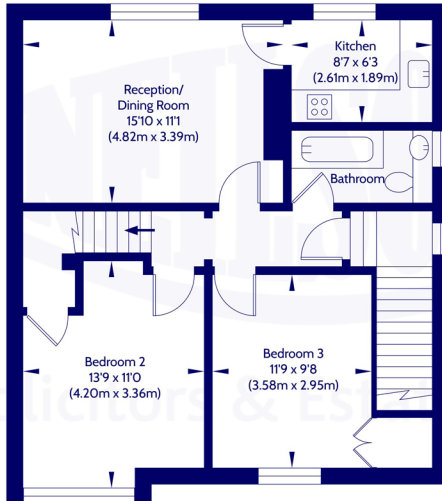




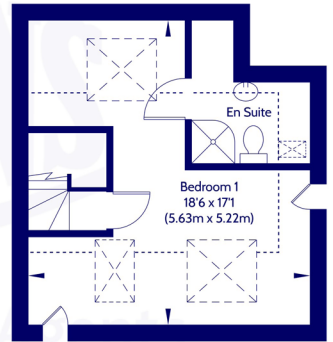
Approx. Gross Internal Floor Area 95 Sq M / 1016 Sq Ft.



Ground Floor



1st Floor



2nd 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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