



Offers Over

£220,000

1 Carrick Knowe Grove

Carrick Knowe | Edinburgh | EH12 7DB

Quietly positioned within the popular Carrick Knowe area, this charming three-bedroom double upper villa offers spacious and flexible accommodation close to superb amenities and excellent transport links. Perfectly suited to a variety of purchasers including first-time buyers, couples, and growing families, the home combines traditional character with comfortable modern living.

-  3 bedrooms
-  1 public room
-  2 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - D



Description

A welcoming private staircase leads to the main landing, setting the tone for the bright and airy interior. The generous lounge/diner enjoys a peaceful rear aspect, with ample room for a dining area and a gas fireplace creating a warm focal point. The attractive kitchen is fitted with a range of integrated and freestanding white goods, complemented by tiled flooring, partial tiling splash areas for easy upkeep, and neutral base and wall-mounted units. There are two well-proportioned double bedrooms on this level, both front-facing, with the third currently utilised as a home study and featuring a sizeable storage cupboard housing the boiler. The modern bathroom is fully tiled and includes a shower over bath and tiled flooring. Upstairs, the principal bedroom enjoys a dual-aspect outlook with a Velux window to the rear, offering excellent natural light and plenty of space for freestanding furniture and various layouts. The en-suite shower room features a corner cubicle, partial tiling, and useful eaves storage.

Further features include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and fridge-freezer, freestanding washer-dryer, fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Externally, the property benefits from a private garden space to the side with a driveway for one car, as well as a private rear garden with a slabbed patio – perfect for relaxing or entertaining outdoors. There is also a shed that can be used for additional storage.

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 84 Sq M / 918 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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- [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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