



150 Carrick Knowe Drive, Edinburgh

£215,000





## 150 Carrick Knowe Drive

Edinburgh, Edinburgh

Modern Two-Bedroom Property – Walk-In Condition Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this spacious modern property in popular area of Corstorphine, Edinburgh.  
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### **vestibule**

4' 6" x 3' 2" (1.37m x 0.97m)

A welcoming vestibule offering a practical space for coats, jackets, and shoes. Entry is through a UPVC glazed door that allows plenty of natural light. The area features laminate flooring, a central light fitting, and the added benefit of a spacious walk-in storage cupboard."

### **Entrance Hall**

8' 6" x 3' 3" (2.59m x 0.98m)

A warm and welcoming hallway featuring fresh décor and laminate flooring throughout. A glazed door fills the space with natural light, while the layout provides easy access to all rooms. Finished with a central light fitting, this inviting entrance sets the tone for the rest of the home."

### **Lounge**

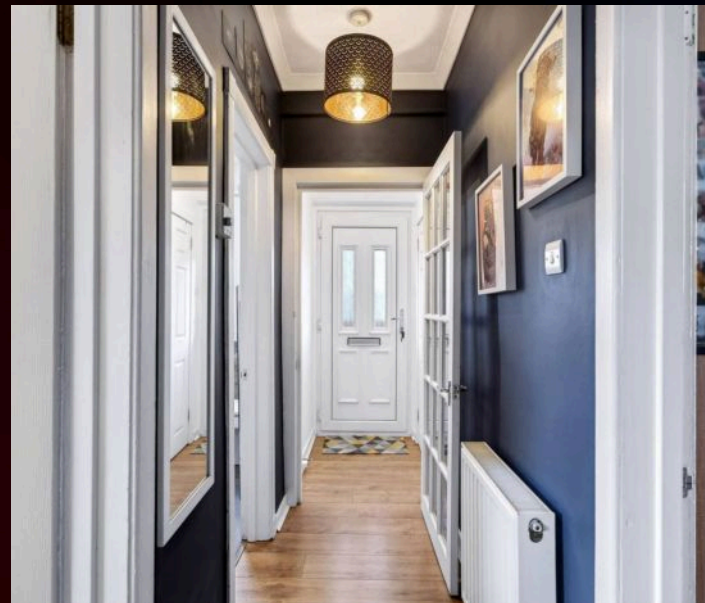
16' 8" x 10' 11" (5.08m x 3.33m)

A beautiful and versatile room featuring a large bay window that floods the space with natural light. Currently used as a lounge, it could also serve as an additional bedroom if desired. The room offers fresh décor, laminate flooring, a feature central light fitting, and ample space for freestanding furniture. An inviting and flexible space suitable for a variety of uses.

### **Kitchen**

7' 2" x 6' 2" (2.18m x 1.89m)

A modern, well-equipped kitchen featuring a large rear-facing window that fills the space with natural light. The room is finished with laminate flooring, a central set of spotlights, and stylish London-style splashback tiling. It includes a gas hob, electric oven, and a contemporary extractor fan, along with an integrated dishwasher. A freestanding fridge-freezer is also gifted by the current owners. The sleek black composite sink with a modern mixer tap adds a touch of sophistication. Excellent storage units and attractive decorative shelving complete this highly practical and beautifully presented kitchen."







### Dining Room

14' 2" x 11' 9" (4.31m x 3.58m)

A fantastic, versatile room currently used as a dining area and conveniently located adjacent to the kitchen. The space features fresh décor, laminate flooring, and both central and spot lighting. A large rear-facing window brings in plenty of natural light. Generously sized, the room easily accommodates freestanding furniture, a dining table and chairs, and also provides housing for a washing machine and tumble dryer. This flexible area could just as easily serve as a comfortable lounge.

### Bedroom One

11' 6" x 9' 5" (3.51m x 2.88m)

A lovely, spacious double bedroom featuring a large front-facing window that brings in plenty of natural light. The room offers fresh décor, laminate flooring, a central light fitting, and the added benefit of extensive fitted double wardrobes. A bright and comfortable space with excellent storage.

### Shower Room

9' 1" x 4' 6" (2.77m x 1.36m)

A stylish and modern shower room featuring a side window that provides natural light. The walk-in shower boasts a curved enclosure with sleek glass sliding doors and a glass screen, fitted with a mains shower that includes both a rainfall head and a separate handset. The contemporary vanity unit offers a high-spec sink with generous storage drawers, complemented by a matching vanity-style WC. Finished with splashback wall tiling, vinyl flooring, a central light fitting, a chrome heated towel rail, and a feature mirror, this is a beautifully presented and practical space.







### FRONT GARDEN

The front garden laid with featuring decorative chippings and paved sections.

### REAR GARDEN

The rear garden offers a private lawned area, perfect for relaxing, along with access to a shared communal drying space.

### ON STREET

1 Parking Space

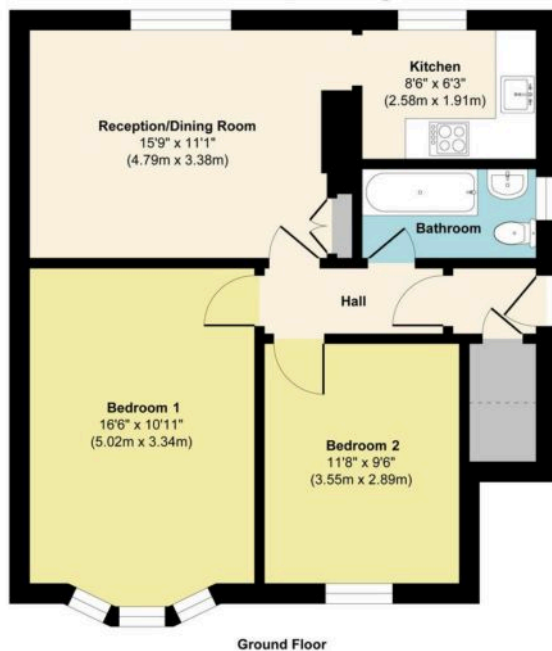
Convenient on-street parking is available adjacent to the property.







150 Carrick Knowe Drive, Edinburgh, EH12 7EW



Approx. Gross Internal Floor Area 639 sq. ft / 59.37 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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