

KILGOUR

PROPERTY



127 Carrick Knowe Avenue, Edinburgh, EH12 7DG





- Living Room
- Kitchen
- Family/ Dining Room
- Floored attic / home office with Velux windows, flooring and eaves storage.
- 2x Double Bedroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Driveway
- Private Front and Rear Garden
- Council Tax – Band E
- EPC – Band D

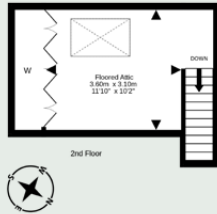
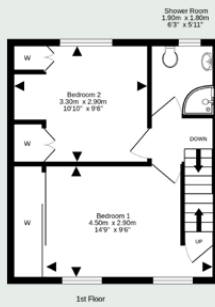
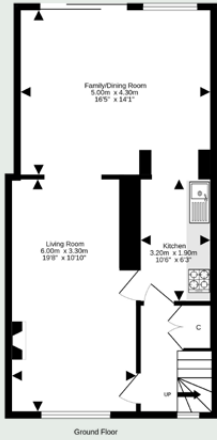
Viewing by appointment through selling agent on 0131 273 5233

Description

A two-bedroom mid-terraced house over two floors with spacious private garden. The property could benefit from some cosmetic upgrading but has considerable potential to be a lovely family home. The property has double glazed windows and has gas central heating. The front garden has a drive while the large enclosed rear garden is mature and easy maintained, it also has a garden shed.

Location

The property is situated within the popular residential area of Carrick Knowe, on the south side of Corstorphine. Shopping and banking facilities are available a short distance away and it is conveniently located for The Gyle shopping centre. Frequent bus services are available locally and it is conveniently located for the tram. The area has an excellent range of social and recreational facilities including public parks, health and fitness clubs and golf courses. There are a number of family-friendly public parks and Corstorphine Hill can be found in the area, whilst leisure facilities include David Lloyd Club, local golf courses, and Edinburgh Zoo. It is in the catchment area for Carrick Knowe Primary School, St Joseph's RC Primary School, Forrester High School and St Augustine's RC High School.

2 2 1 D 
EPC BANDE 
COUNCIL TAX BAND

Kitchen	10'6 x 6'3	3.20 x 1.90
Living Room	19'8 x 10'10	6.00 x 3.30
Family/Dining Room	16'5 x 14'1	5.00 x 4.30
Bedroom 1	14'9 x 9'6	4.50 x 2.90
Bedroom 2	10'10 x 9'6	3.30 x 2.90
Shower Room	6'3 x 5'11	1.90 x 1.80
Floored attic	11'10 x 10'2	3.60 x 3.10





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