



RALPH SAYER
SOLICITORS & ESTATE AGENTS

39 Carrick Knowe Avenue

Carrick Knowe, Edinburgh, EH12 7BZ

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This main-door upper flat is situated in Carrick Knowe and offers flexible accommodation, including two/three bedrooms, one/two reception rooms, a breakfasting kitchen, and a shower room, plus a mature garden and a private driveway. The third bedroom currently comprises a sleeping area with an adjoining study/hobby room, with potential to be converted back to a larger bedroom. The property is situated next to Carrick Knowe golf course and within easy reach of everyday amenities, as well as being just four miles from the heart of the city.

Extras: All floor coverings, light fittings, and the cooker will be included in the sale.



Property Summary

- Main-door upper flat in Carrick Knowe
- Flexible accommodation
- Private ground-floor entrance and first-floor hall
- West-facing sitting/dining room
- Breakfasting kitchen
- Principal bedroom/living room
- Second double bedroom with fitted storage
- Third bedroom with adjoining study/hobby room
- Bright shower room
- Private rear garden
- Private front driveway
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £195,000







Main-door upper flat in
Carrick Knowe offering
flexible accommodation,
a mature garden, and a
private driveway







Principal bedroom/living
room, second double
bedroom with storage,
and third bedroom with
adjoining study/hobby room





Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

