



42 Carrick Knowe Hill
CARRICK KNOWE | EDINBURGH | EH12 7BU


warners
solicitors & estate agents



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Set on a quiet street moments from excellent local amenities, quick transport links and vast open green spaces is this main door lower villa boasting private gardens to the front and rear, gas central heating and double glazing. The accommodation comprises a welcoming entrance hallway, bright living/dining room overlooking the south facing rear garden, fitted kitchen, two well proportioned double bedrooms, one of which is currently utilised as an office, and the accommodation is completed by a stylish bathroom with electric shower over bath and vanity sink unit. Externally the easy maintenance front garden is slabbed with mature shrubs and the rear garden is laid to lawn with a patio area.

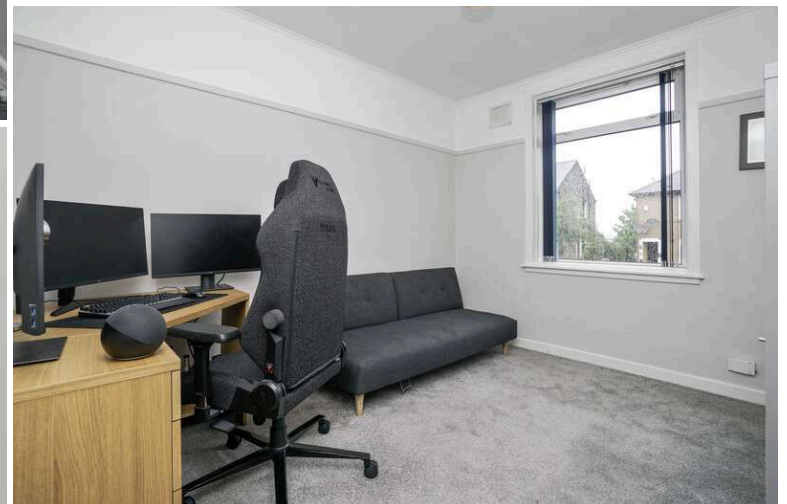
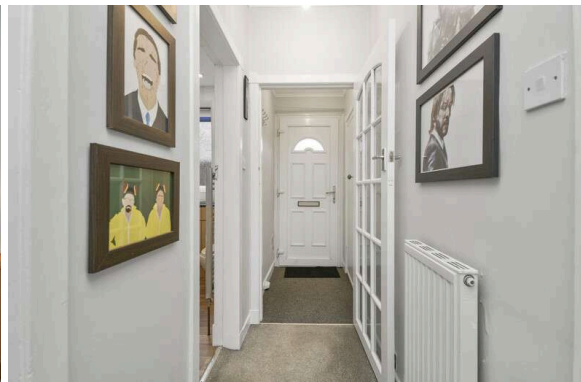
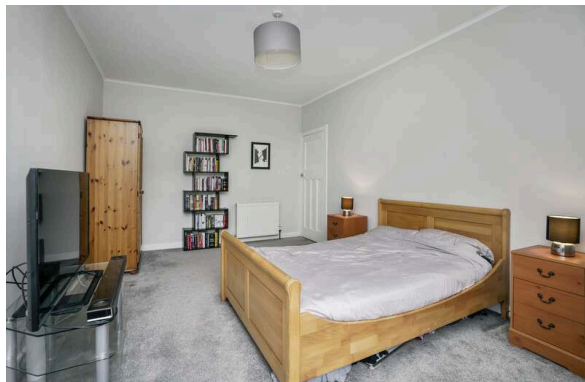
- Main door lower villa
- South facing rear garden and easy maintenance front garden
- Close to excellent amenities
- Welcoming entrance hallway
- Bright living/dining room
- Fitted kitchen
- Two well-proportioned double bedrooms
- Stylish bathroom with electric shower over bath
- Gas central heating
- Double glazing

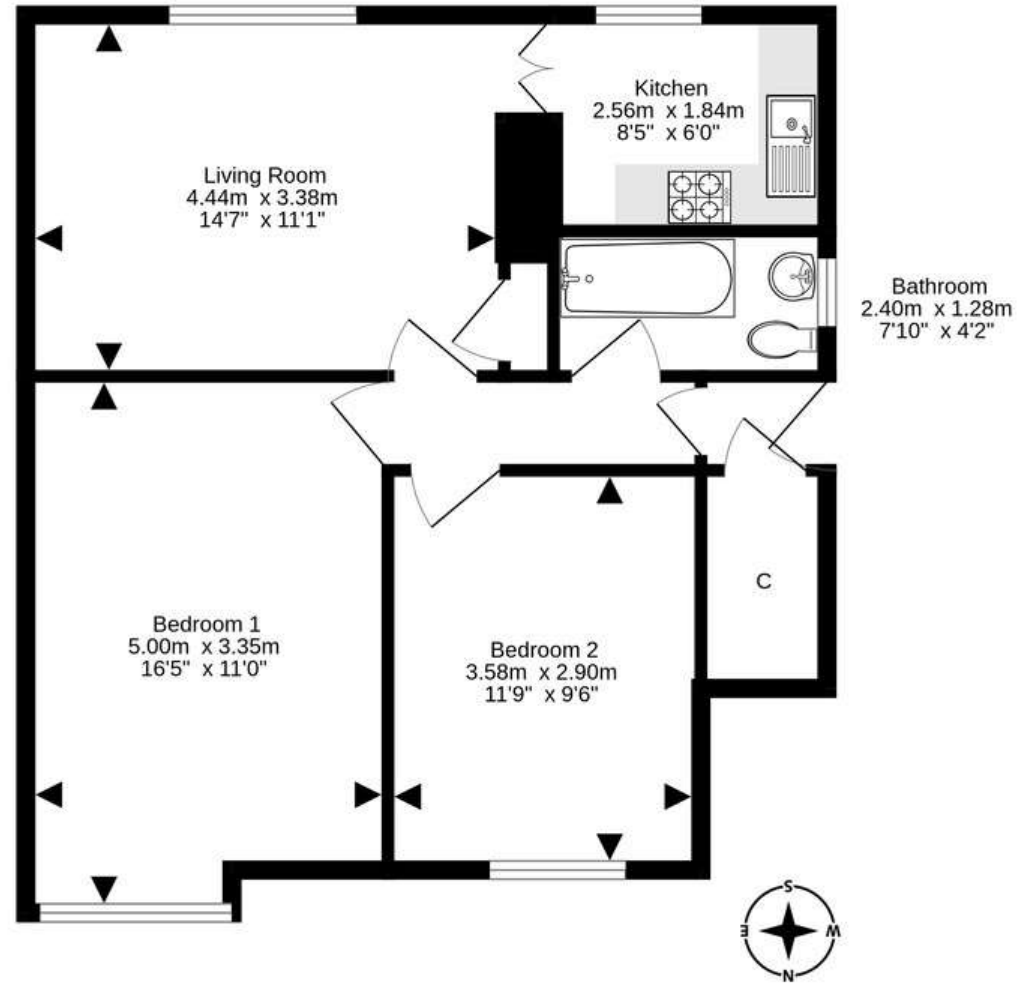
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances and blinds will be included in the sale.
EPC: C

Carrick Knowe is a popular residential district some 3 miles from Edinburgh City Centre with its own shopping precinct, school, public park and municipal golf course. A wide selection of local amenities cater for day to day requirements with further shopping opportunities at the Gyle Centre and Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level. Frequent public transport runs to the City Centre and surrounding areas and there is the added benefit of The Gyle train station nearby. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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