



35 Carrick Knowe Grove
CARRICK KNOWE | EDINBURGH | EH12 7DB





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Bright and spacious two bedroom lower villa boasting generous sized private garden, as well as a shared drying green to the rear in a quiet position in an ever popular area with easy access to a variety of amenities. Light and airy accommodation is on offer, benefiting from all modern comforts. The accommodation comprises an entrance hallway with under-stair storage, generous living/dining room, a modern fitted kitchen, two well proportioned double bedrooms, and completing the accommodation a stylish bathroom with mains shower over the bath. The property further benefits from gas central heating, double glazing and unrestricted on street parking.

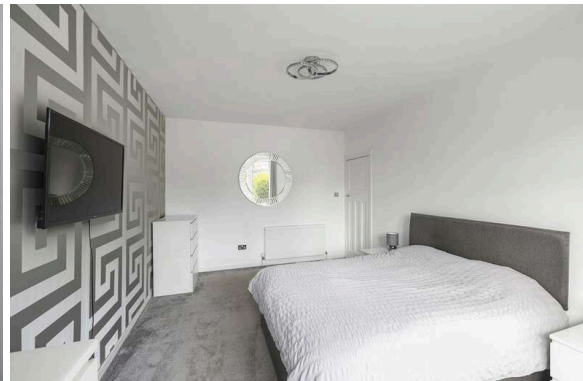
- Well presented lower villa
- Entrance hallway with storage
- Bright lounge/dining room
- Fitted kitchen
- Two generous double bedrooms
- Stylish bathroom with mains shower over bath
- Good sized private rear garden and shared drying green
- Gas central heating
- Double glazing
- Unrestricted on street parking

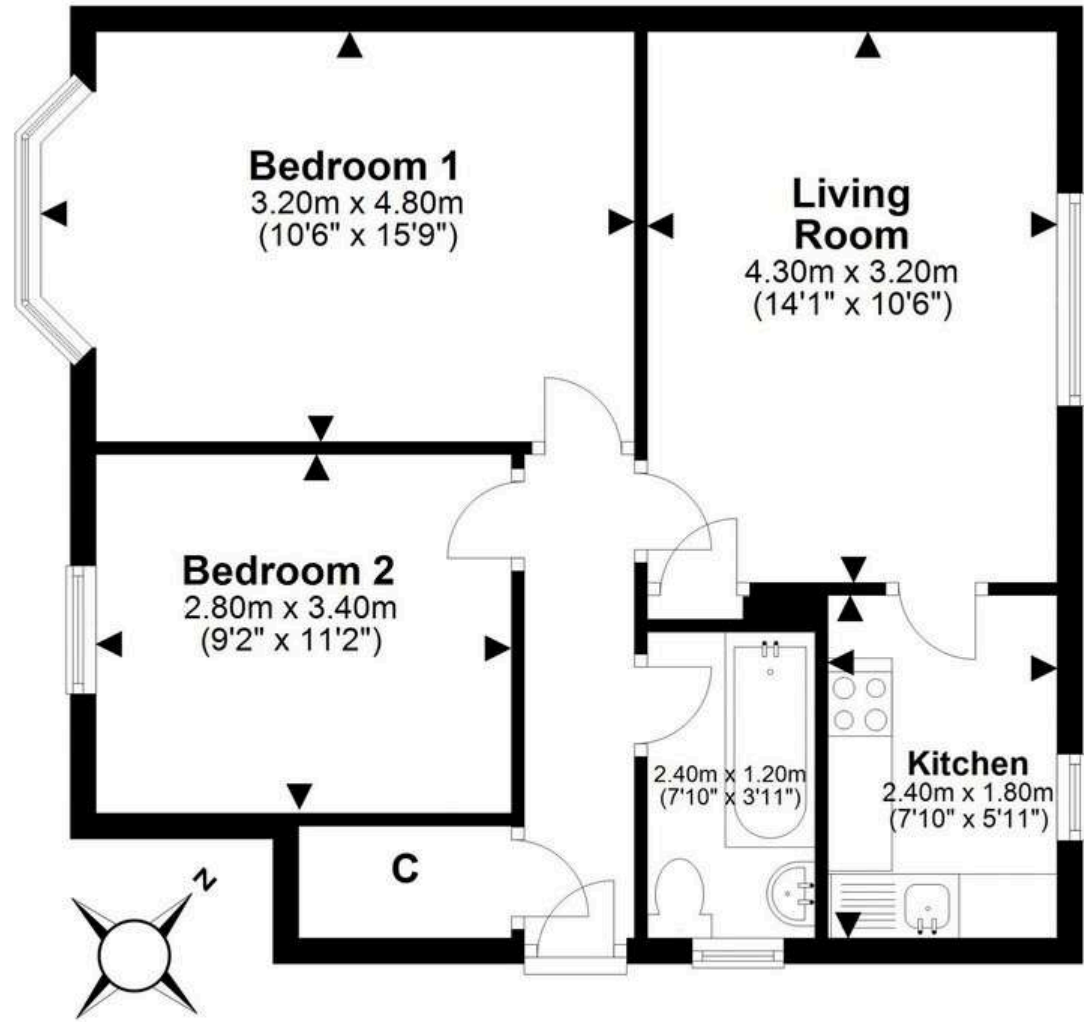
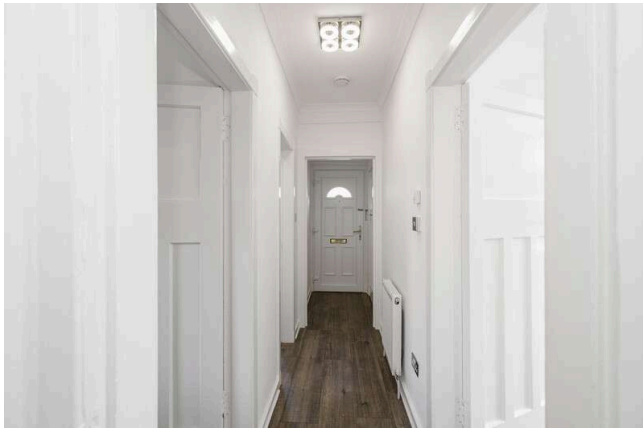
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: all light fittings, fridge/freezer, washing machine, cooker, shed, outdoor bench. EPC rating 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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.