



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

  
**warners**  
solicitors & estate agents





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Beautifully extended lower villa offering flexible accommodation to three bedrooms and boasting direct access to private rear garden, as well as a shared drying green to the rear and garden to the front which would be ideal for a driveway, in an ever popular area with easy access to a variety of amenities. Spacious and airy accommodation is on offer, benefiting from all modern comforts and allowing for an abundance of natural light. The accommodation comprises an entrance hallway with under-stair storage, generous living/dining/kitchen fitted with modern high gloss units and full range of integrated appliances, utility room fitted with further units and space for appliances, three well proportioned double bedrooms, and completing the accommodation a stylish bathroom with dual headed mains shower over the bath and feature vanity drawer sink unit. The property further benefits from gas central heating, double glazing and unrestricted on street parking.

- Beautifully extended three bedroom lower villa
- Entrance hallway with storage
- Bright and spacious living/dining/kitchen with b-fold doors leading to private rear garden
- Three generous double bedrooms
- Stylish bathroom with mains shower over bath
- Gas central heating
- Double glazing
- Private front garden ideal for driveway
- Private and shared rear garden
- Unrestricted on street parking

EPC Rating C

Council Tax Band C

Extras include fridge, freezer, dishwasher and all blinds.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Carrick Knowe is a popular residential district some 3 miles from Edinburgh City Centre with its own shopping precinct, 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.





