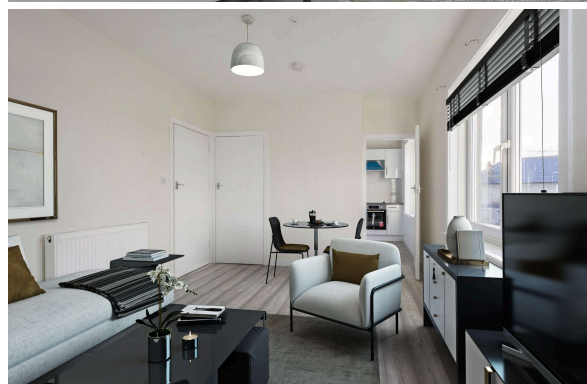




11 Carrick Knowe Loan
CARRICK KNOWE | EDINBURGH | EH12 7DZ


warners
solicitors & estate agents



11 Carrick Knowe Loan

CARRICK KNOWE | EDINBURGH | EH12 7DZ

Particularly appealing and fully refurbished, main door double upper villa, extended to form excellent accommodation on two levels, with private and shared gardens, set in the ever-popular residential area of Carrick Knowe. Surrounded by excellent local amenities, quick transport links and vast open green spaces, this property represents a fine home for a couple or small family or as an investment opportunity. The rear facing living/dining room enjoys ample space to accommodate dining facilities and gives access to the well-equipped modern kitchen. The bedrooms are all of a comfortable size, two with integrated storage, and offer flexible accommodation. A contemporary shower room with step up electric shower cubicle completes the accommodation. Externally there is a small private garden to front/ side leading to the communal drying area. The property also benefits from gas central heating, double glazing and excellent storage throughout, including eves storage.

- Welcoming stairway and hall
- Rear facing living dining room
- Spacious principal bedroom on upper floor
- Two further double bedrooms with storage
- Modern fitted kitchen
- Contemporary shower room with electric shower
- Gas central heating
- Double glazing
- Fantastic storage options including eves storage
- Private garden to front and shared drying green to rear

EPC Rating C.

Council Tax Band C.

Extras include washing machine and oven.

PRICE & VIEWING: Please refer to our website, 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.

