



190 Carrick Knowe Avenue
CARRICK KNOWE | EDINBURGH | EH12 7DQ

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solicitors & estate agents



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Attractively presented two bedroom end of terrace villa providing bright and spacious accommodation, private gardens to front, side and rear, driveway, situated on an ever popular residential area with central green space and easy access to excellent local amenities and transport links. This most appealing property benefits from generous sized accommodation enhanced by neutral tone decor and plenty of natural light. The front facing living room features a fireplace and surround, and provides ample space for both relaxation and dining. The kitchen is fitted with a range of floor and wall units with integrated, and space for, appliances. Upstairs, there are two double bedrooms with integrated storage and the contemporary bathroom with mains shower over bath completes the accommodation. The property benefits from gas central heating, double glazing and fantastic storage options, and externally, a driveway and gardens to the front side and rear.

- Well presented end terraced villa on generous plot
- Spacious and bright accommodation
- Front facing living/dining room with fireplace and fire
- Fitted kitchen with space for, and integrated, appliances
- Rear vestibule with storage and access to garden
- Two double bedrooms with integrated storage
- Contemporary bathroom with mains shower over bath
- Gas central heating & double glazing
- Driveway
- Gardens to front side and rear

Energy Rating D. Council Tax band C.

All items in the property will be included in the sale, with the exception of the bed. The garden shed will also be included.

PRICE & VIEWING: Please refer to our website, www.warnerslipp.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.



