



Offers Over
£165,000

16 Carrick Knowe Terrace

Carrick Knowe | Edinburgh | EH12 7ES

Well-proportioned, this two-bedroom upper villa is pleasantly positioned within a quiet street in the popular Carrick Knowe area. Requiring refurbishment throughout, the property offers an excellent opportunity for buyers to modernise and create a home to their own taste. Conveniently located close to a range of amenities and transport links, it is ideally suited to investors, developers, or those seeking a project.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private & shared gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

The accommodation is accessed via a private entrance staircase leading to a welcoming hallway. The lounge/diner is bright and airy, enjoying a peaceful rear aspect. It features a traditional press cupboard, fitted cabinets, and an open staircase leading to the attic space. The kitchen is fitted with base and wall-mounted units, with partial tiling in splash areas, under-unit lighting, and tiled flooring. There are two well-proportioned bedrooms. The principal bedroom is a spacious front-facing room with a bay window and gas fireplace. The second bedroom is also a front-facing double, benefitting from fitted cupboards and a large storage cupboard housing the boiler. The shower room is fitted with a single shower cubicle and finished with tiled flooring and fully tiled walls. A notable feature of the property is the floored and lined attic, accessed via a staircase from the lounge. With eaves storage to either side and a Velux window, this space offers excellent potential for further development, subject to the necessary planning and consents.



Further benefits include gas central heating and double glazing.

Gardens & Parking

Externally, the property benefits from a shared drying green, a driveway providing off-street parking for one car, and a private side area with a wooden deck and shed. There is also a rear garden area laid to lawn and bordered by hedging.

Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





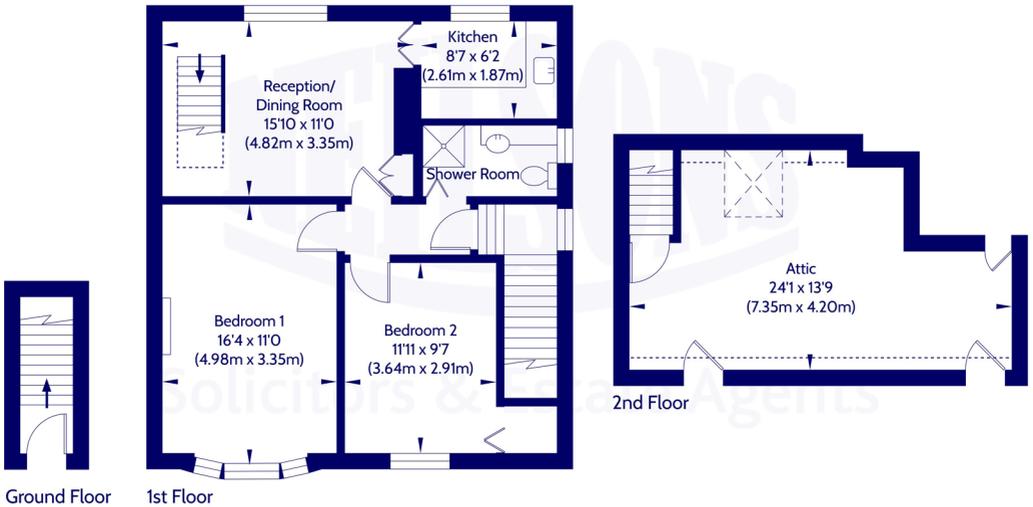
Location

The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra & Lidl supermarkets within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City ByPass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 93 Sq M / 996 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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