NEILSONS

Solicitors & Estate Agents

Offers Over

£198,000

23 Carrick Knowe Avenue

Carrick Knowe | Edinburgh | EH12 7BX

Situated in the popular residential area of Carrick Knowe, this two bedroom main door lower villa offers well proportioned accommodation together with private front and rear gardens. Ideally positioned close to a range of local amenities, transport links and nearby green spaces, the property is well suited to a variety of purchasers and would make an excellent choice for first time buyers, professionals and downsizers alike.

- 1 public room
- 2 bedrooms
- 1 bathroom
- Front and rear gardens
- On street parking
- EPC rating – C
- Council tax band - C

Description

The accommodation briefly comprises an entrance vestibule with a deep storage cupboard leading into a welcoming hallway, a bright lounge with electric fire, a modern kitchen fitted with a range of wall and base units with co-ordinated worktops, two double bedrooms, both with ample fitted wardrobes, and a contemporary shower room with a crisp white suite and heated towel rail. The property further benefits from gas central heating with Hive system and double glazing.

Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine, and garden sheds.

Gardens and Parking

A neat front garden laid to lawn welcomes you to the property whilst to the rear is a fully enclosed garden providing an ideal space to relax, dine and enjoy the warmer months. Parking is on street and is unrestricted.

Viewing

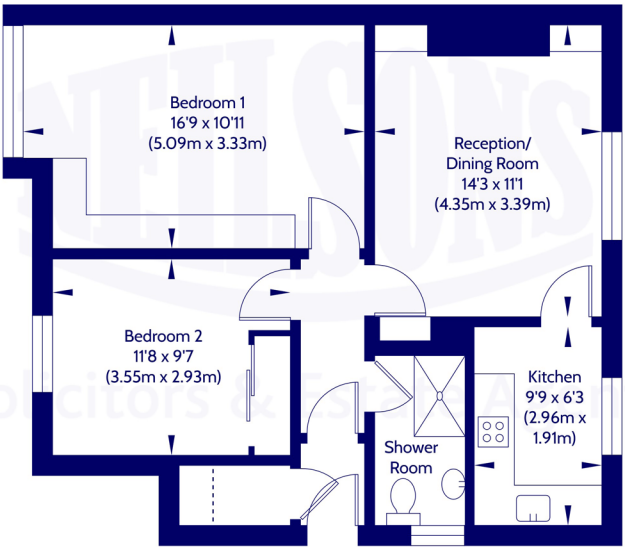
By appointment through Neilsons (0131 625 2222).

Location

The property is located in the sought after residential area of Carrick Knowe, which is neighboured by Corstorphine and lies to the west of Edinburgh city centre. Many local shops and services are on hand including a Tesco supermarket, with the nearby Gyle Shopping Centre and Hermiston Gait offering 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 By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

Approx. Gross Internal Floor Area 59 Sq M / 637 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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