



CARRICK KNOWE
DRIVE

2

FOR SALE
2 BEDROOM
LOWER
MAIN DOOR
TELEPHONE
010771347

2 Carrick Knowe Drive
CORSTORPHINE | EDINBURGH | EH12 7EB


warners
solicitors & estate agents



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Beautifully presented and generously proportioned two bed room upper villa with private gardens, peacefully situated in a sought after residential area, ideal for a single purchaser, couple or young family looking for easy access to good local amenities and transport links nearby.

The property has been cleverly reconfigured and now boasts a bright, front facing living room with Pentland views, and two double bedrooms, one to the front with storage cupboard and one to the rear. A handy inner hallway with bespoke storage shelving leads to the modern kitchen fitted with high gloss floor and wall units, integrated induction hob and oven, and space for appliances, and the bathroom with mains shower over bath and vanity sink unit completes the accommodation. The property further benefits from gas central heating and double glazing and externally, private garden areas with shed, a shared drying green, and unrestricted on street parking. Early viewing is recommended to fully appreciate the accommodation on offer.

- Beautifully presented main door upper villa.
- Spacious front facing living/dining room with Pentland views.
- Beautifully appointed modern fitted kitchen.
- Two double bedrooms, one to front and one to rear.
- Well appointed modern kitchen with integrated appliances.
- Bathroom with mains shower over bath and vanity sink unit.
- Inner hallway with bespoke shelving.
- Gas central heating & double glazing.
- Private gardens with shed & shared drying green.
- Unrestricted on street parking.

Council Tax C. Energy Rating C.

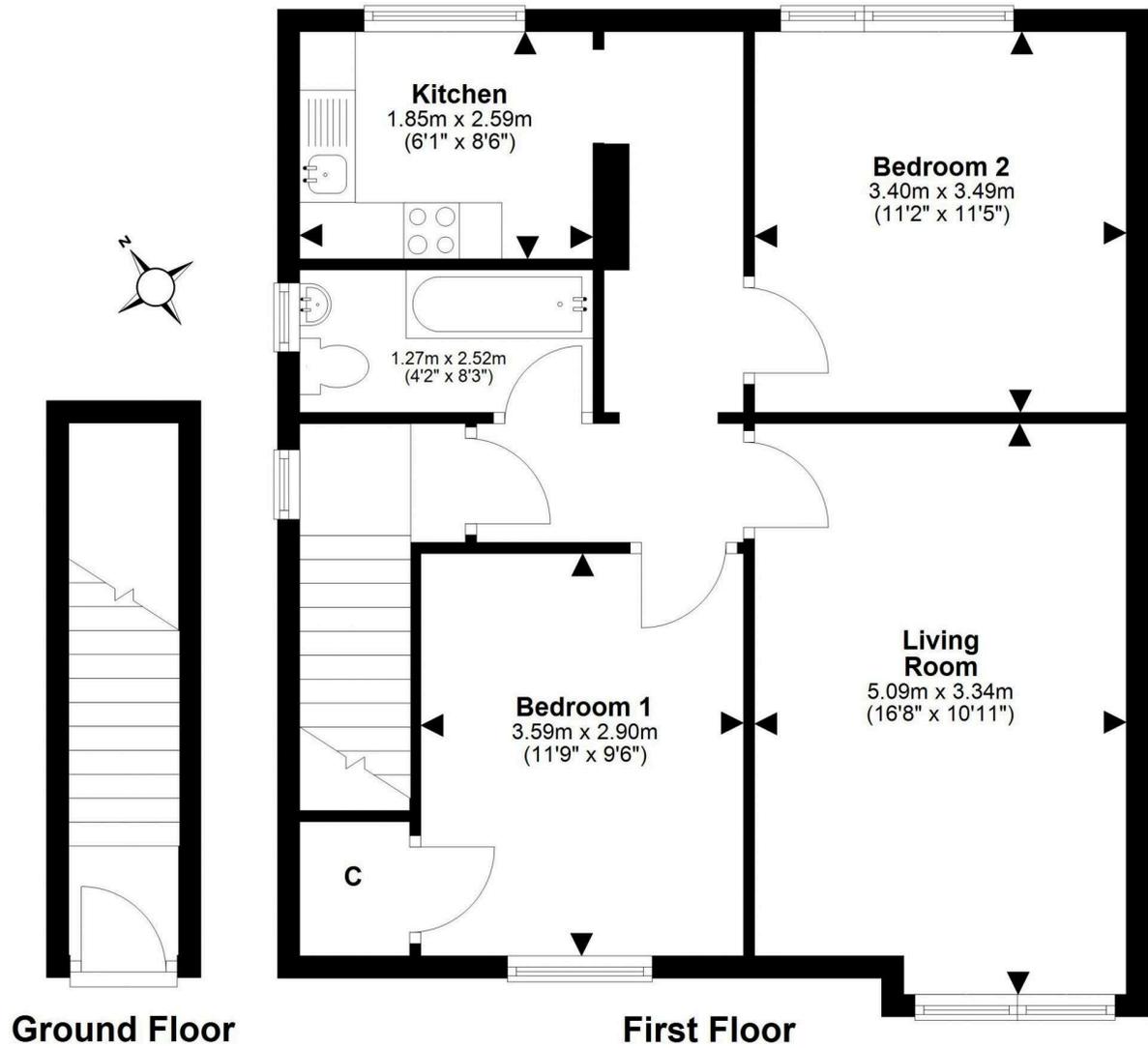
All fixtures, fittings, blinds, integrated kitchen appliances, washing machine, wardrobes in bedroom 2 and original kitchen and bathroom doors will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.