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Offers Over

£220,000

6/7 Carrick Knowe Avenue

Carrick Knowe | Edinburgh | EH12 7BX

This simply beautiful top-floor flat is located within the highly sought-after 'Fairways' development, offering an exceptional living experience. The property is presented to the market in immaculate, true move-in condition, ready for you to enjoy without the need for any immediate improvements. Boasting stunning open views over the scenic Carrick Knowe Golf Course, this charming home combines a tranquil setting with easy access to local amenities, making it a perfect choice for those seeking both peace and convenience.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

This well-presented property begins with a spacious and inviting central hallway, offering a warm welcome as you step inside. The hallway also features a deep storage cupboard, providing excellent space for storing coats, shoes, and other essentials. The generous, twin-windowed living room and dining room is a bright and airy space that is perfect for both relaxation and entertaining. With its large windows allowing natural light to flood the room, this versatile space offers ample room for comfortable seating and a dining area, making it ideal for hosting guests or enjoying quiet evenings at home. The fitted kitchen, accessible from the living area, is equipped with a range of modern units, offering plenty of storage and workspace. The kitchen is both practical and functional, with space for essential appliances and additional features to suit everyday living. The principal bedroom is a spacious retreat, featuring extensive built-in storage solutions that maximise space and offer plenty of room for all your belongings. It also benefits from a beautifully appointed en-suite shower room, providing a private sanctuary with a contemporary shower unit and high-quality fixtures. A second double bedroom, also with twin windows, is bright and spacious, offering flexible accommodation that can easily be used as a guest room, home office. The luxury re-fitted bathroom is a standout feature of the property, boasting a sleek white suite, including a bath with a wall mounted mixer shower. The bathroom is elegantly designed with modern tiling and fixtures, ensuring both style and functionality. A large, partially floored attic with lighting and a Ramsay ladder provides additional storage space, ideal for seasonal items or additional storage.



This well-maintained property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property is set within well-kept communal gardens, offering a pleasant and peaceful environment to enjoy outside. There is also a private allocated parking bay, providing convenient and secure parking for residents along with access to an external secure bicycle storage unit.

There is a factor fee of £251.59 per quarter payable to James Gibb which covers buildings insurance, electricity, gardening and stairwell cleaning.

Viewing

Please contact Neilsons on 0131 625 2222.





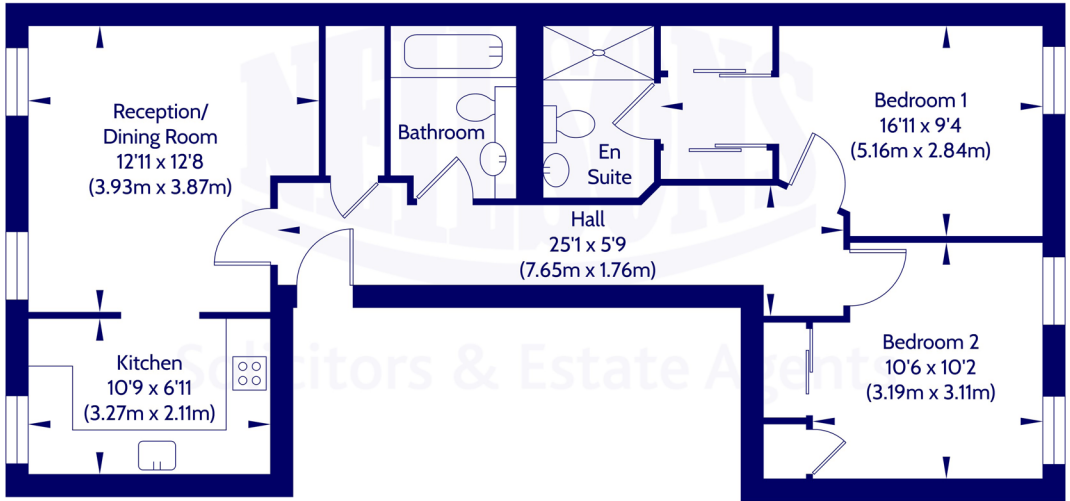
Location

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. Bus stops and the Tram stop are close by. 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 66 Sq M / 713 Sq Ft.

3rd 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.



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