



# 57 Carrick Knowe Avenue

Edinburgh, EH12 7DE



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60sqm

EPC

C

**AS** Anderson  
Strathern

# 57 Carrick Knowe Avenue Edinburgh, EH12 7DE

This well-laid out lower villa occupies a prime position within a traditional four-in-a-block unit and presents a practical, welcoming home with excellent potential in the ever popular Carrick Knowe, within easy reach of the City Centre.

The layout includes a generous living room and a fitted kitchen with patio doors to the west-facing private rear garden. The kitchen is well-equipped and offers good storage, while the living room offers plenty of space for relaxing and dining.

The generous master bedroom is bright and airy thanks to a large bay window, while the second bedroom also offers plenty of space and excellent flexibility. A modern family bathroom and large storage cupboard complete the accommodation.

Externally, the property enjoys a private front garden mostly laid to lawn, as well as an enclosed private rear garden that has been designed with easy maintenance in mind. There is also a drying green to rear which is shared with number 59.

Further benefits include gas central heating, double glazing, unrestricted on-street parking, and excellent local amenities.

## Property features

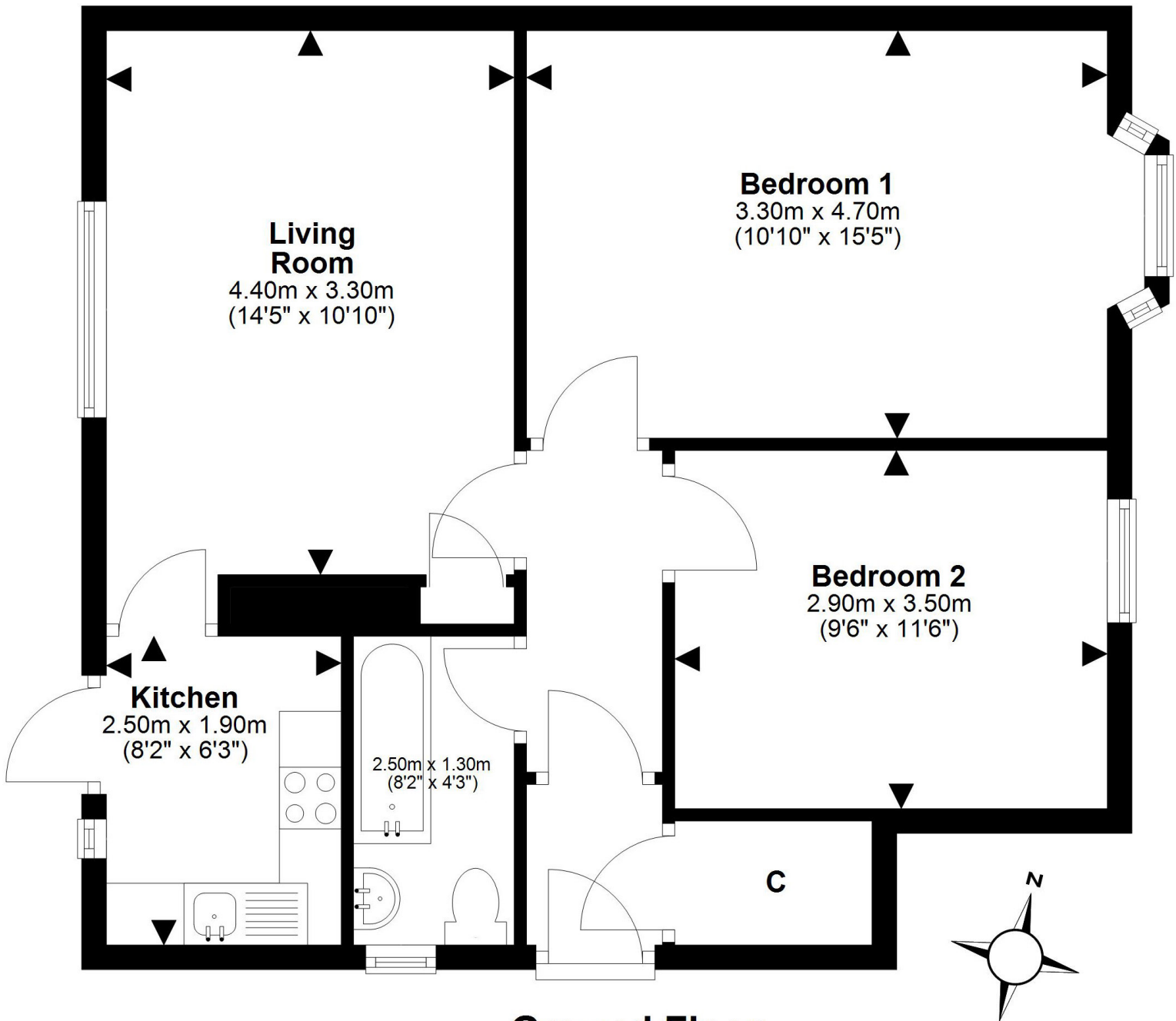
- Lower villa
- Versatile second bedroom
- Private front and rear garden
- Communal drying green
- Double glazing
- Gas central heating





## Location

The popular area of Carrick Knowe lies within easy reach of the city centre and is renowned for its tree lined streets and green open spaces. There are many excellent amenities close at hand including excellent shopping facilities, several sports clubs, golf courses at Ravelston and Murrayfield and of course the Murrayfield Stadium and Ice Rink. The area has excellent bus routes into the city centre and Haymarket rail station, the tram link is nearby and also allows for easy access into the city centre and to the airport. There is convenient road access westwards towards the city bypass, Edinburgh International Airport, and motorway links to the North, South and West.



## Ground Floor

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.

### Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

#### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**espc**

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