



51 Carter Drive, Edinburgh

Offers Over **£235,000**



51 Carter Drive

Edinburgh, Edinburgh

2-bed home with private garden & parking, modern kitchen, bright living space, and great Edinburgh location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Bright and spacious living room with a modern, neutral finish
- Contemporary kitchen with direct access to private rear garden
- Two well-proportioned double bedrooms with excellent natural light
- Stylish main bathroom with bath and overhead shower
- Convenient downstairs WC
- Situated at Carter Drive, EH17, with easy access to local amenities and transport links
- Quiet and well-connected residential location



Living room

10' 3" x 15' 0" (3.12m x 4.57m)

The living room is a bright and generously proportioned space, beautifully presented and designed with both comfort and style in mind. Neutral décor is complemented by quality flooring and tasteful finishes, creating a warm and inviting atmosphere ideal for relaxing or entertaining guests. A large window allows natural light to flood the room, enhancing the sense of space and openness. The layout easily accommodates a full-sized sofa suite along with additional furnishings, making it a highly versatile living area. Positioned at the heart of the home, the living room also benefits from a seamless flow into the rest of the property, with direct access to the staircase leading to the upper level. Its well-balanced proportions and contemporary feel make it a perfect space for modern living.

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

The kitchen is a beautifully presented, contemporary space finished to a high standard, featuring sleek high-gloss white cabinetry paired with warm wood-effect worktops for a stylish and modern contrast. Thoughtfully designed, it offers an excellent range of storage and generous preparation space, ideal for both everyday living and entertaining. Fully equipped with an integrated oven, hob, and extractor hood, alongside dedicated space for additional appliances, the kitchen combines practicality with elegant design. Natural light floods the room through a well-positioned window, enhancing the bright and airy feel throughout. A standout feature of this space is the direct access to the private rear garden, creating a seamless indoor-outdoor flow, perfect for summer dining and relaxation. The kitchen also benefits from convenient internal access to the downstairs WC, adding to the overall functionality and appeal of the home.





Cloak room

3' 3" x 9' 10" (1.00m x 3.00m)

The downstairs WC is a well-presented and conveniently located space, finished in a clean, modern style. It comprises a low-level WC and a pedestal wash hand basin, with neutral décor enhancing the bright and fresh feel. Positioned on the ground floor, this practical addition is ideal for guests and everyday convenience, while also helping to keep the main bathroom private. The space is neatly arranged and easy to maintain, making it a functional yet attractive feature of the home.

Main bathroom

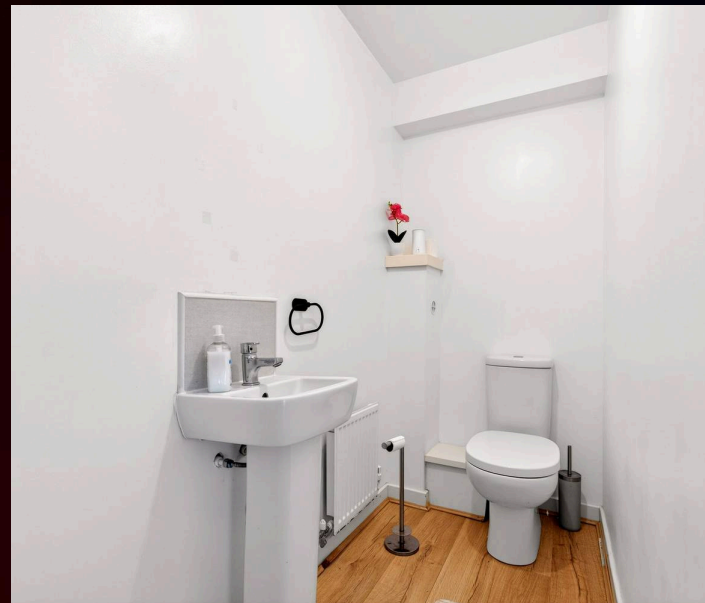
6' 1" x 6' 4" (1.86m x 1.93m)

The main bathroom is finished in a clean and contemporary style, offering a well-proportioned and functional space. It features a full-sized bath with overhead shower, a pedestal wash hand basin, and a WC, all presented in excellent condition. Neutral tiling around the bath area adds a modern touch while ensuring practicality and easy maintenance. The space is bright and well laid out, creating a comfortable environment for both quick routines and more relaxed use.

Bedroom 1

13' 11" x 9' 10" (4.23m x 3.00m)

Bedroom One is a bright and well-proportioned double room, beautifully presented with a calm, neutral finish that creates a relaxing and comfortable atmosphere. The space easily accommodates a double bed along with additional furnishings, making it both practical and versatile. A large window overlooking the rear garden allows for plenty of natural light while also offering a pleasant and peaceful outlook. The room further benefits from ample space for storage, enhancing its functionality for everyday living. Ideal as a principal bedroom, this room combines generous proportions with a light, airy feel, perfectly suited to modern living.





Bedroom 2

13' 11" x 8' 4" (4.25m x 2.55m)

Bedroom Two is a well-proportioned and bright double room, finished in a fresh, neutral décor that enhances the sense of space and light. The room comfortably accommodates a double bed along with additional furniture, making it a versatile space suitable as a guest room, home office, or second bedroom. A large window allows for an abundance of natural light while offering a pleasant open outlook, contributing to the room's airy and welcoming feel. There is also ample space for storage, ensuring practicality for everyday living. This room provides a flexible and comfortable living space, perfectly suited to a variety of needs within a modern home.





GARDEN

The property benefits from a rear garden, offering a great outdoor space to enjoy throughout the year. The garden is mainly laid to lawn with a well-defined layout, providing plenty of room for outdoor seating, dining, or family use. Fully enclosed, it offers a good level of privacy and security, making it ideal for both relaxing and entertaining. With direct access from the kitchen, the space naturally extends the living area outdoors, perfect for enjoying warmer months.

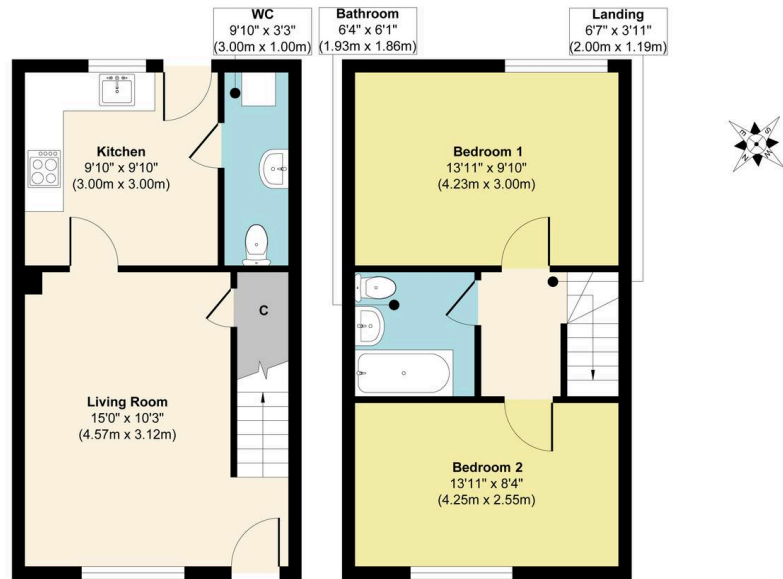
DRIVEWAY

1 Parking Space

The property benefits from a convenient off-street parking space located directly beside the house, providing easy and secure access. The position allows for practical day-to-day use, with additional on-street parking available nearby for visitors.



51 Carter Drive, Edinburgh, EH17 8GR



Ground Floor
Approximate Floor Area
350 sq. ft
(32.50 sq. m)

First Floor
Approximate Floor Area
350 sq. ft
(32.50 sq. m)

Approx. Gross Internal Floor Area 700 sq. ft / 65.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

EU Directive
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