



Solicitors & Estate Agents



Offers Over

£215,000

4/5 Carrick Knowe Avenue

Corstorphine | Edinburgh | EH12 7BX

A well-proportioned and immaculately presented second floor apartment which forms part of a popular modern development and has just been completely upgraded throughout, including new bathrooms, a brand new kitchen, fresh neutral décor and a high-quality gas boiler.

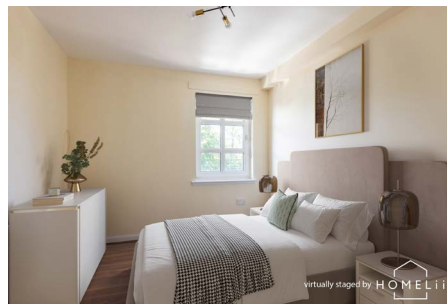
-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Allocated parking space
-  Shared garden
-  EPC rating – B
-  Council tax band - E



Description

Offered to the market in true move-in condition, this property presents an ideal opportunity for first-time buyers or investors alike. Enjoying a superb position on a quiet no-through road, it offers a peaceful setting while remaining exceptionally well connected to the city, with a nearby tram stop and frequent bus services providing excellent transport links.

The accommodation is accessed via a communal hall with secure entry, into the main hallway which benefits from a large built-in storage cupboard. Well proportioned reception/ dining room with laminate flooring and twin windows looking out over mature trees and the shared garden. Brand new kitchen which has been fitted with a range of stylish modern units with contrasting light worktops, splashback and a variety of built-in appliances. To the front you have the spacious principal bedroom which enjoys a sunny south facing aspect and features twin mirrored wardrobes and a contemporary en-suite shower room with unit top basin, WC and drench shower, a further good sized double bedroom with excellent storage, and main bathroom with attractive tiling to wall and floor countertop basin with storage, WC and bath with splash screen and shower.



Extras

All fixtures, light fittings, curtain poles, white goods and integrated appliances will be included.

Gardens and Parking

There is a factoring fee of approx. £70-£80 per month payable to James Gibb for the upkeep of the communal gardens, stair cleaning and maintenance and includes block buildings insurance.

Viewing

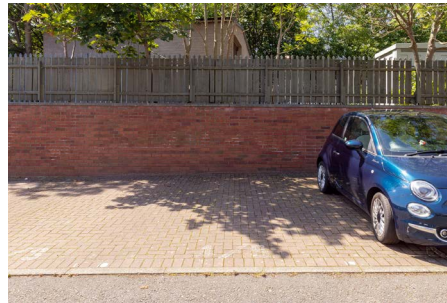
By appointment through Neilsons (0131 625 2222).





Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre, including the nearby Saughton Tram Stop. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.





Approx. Gross Internal Floor Area 66 Sq M / 709 Sq Ft.

2nd 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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