# 168 Carrick Knowe Road

CARRICK KNOWE | EDINBURGH | EH12 7BW

warners
solicitors & estate agents

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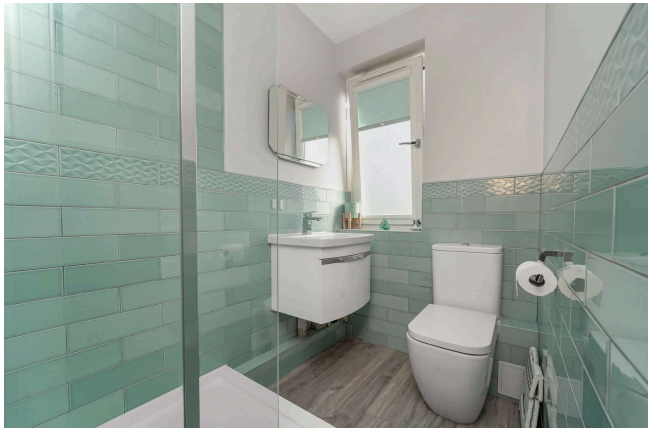
Attractively presented three bedroom double upper villa situated on an ever popular residential development, with easy access to excellent local amenities and transport links. This most appealing property benefits from generous sized accommodation providing spacious and flexible living spaces, and large private gardens to side and rear, laid to lawn with patio decking, mature shrubs and trees and generous drying green. The public room provides ample free floor space for both relaxation and dining and allows for an abundance of natural light via a large rear facing window. A range of full height modern high gloss units creates plenty of storage within the kitchen, as integrated induction hob, oven and fridge freezer. The main bedroom benefits from a large fitted wardrobe, and the two further bedrooms are located on the top floor, along with access to eaves storage. There is a flexible dining hallway with storage off and a stylish shower room completes the accommodation.

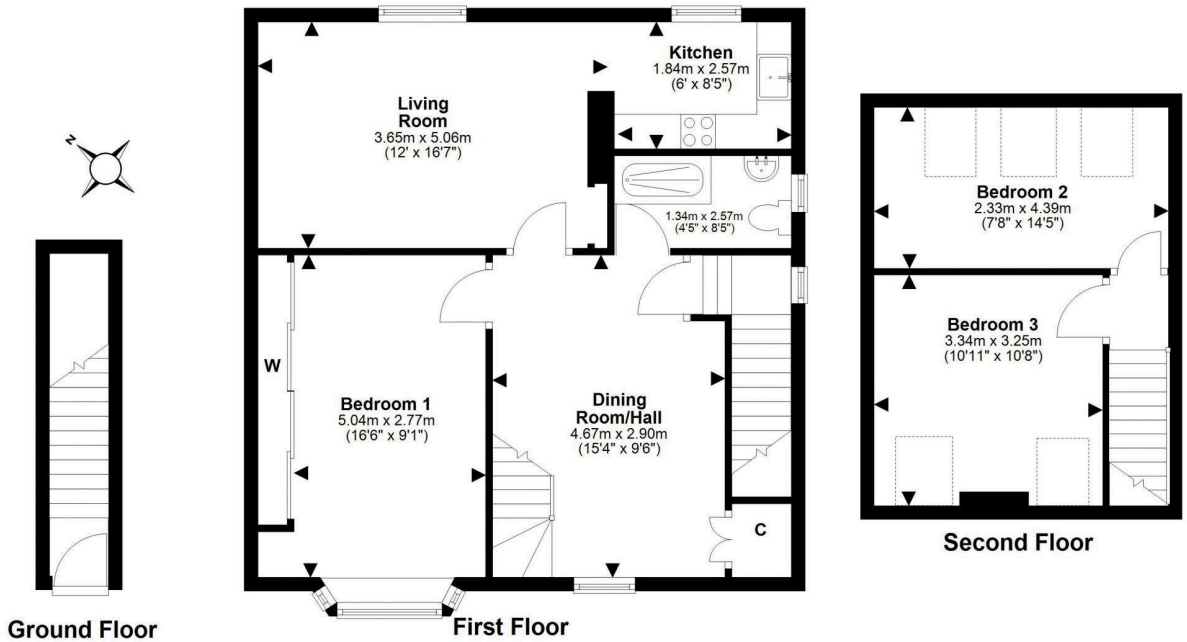
- Living/dining room with kitchen off
- Modern fitted kitchen with full length modern units and integrated appliances
- Flexible dining hall
- Principal bedroom with fitted storage
- Two further bedrooms
- Modern shower room
- Gas central heating & double glazing
- Large private gardens with patio decking, mature shrubs and trees and generous drying green

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

All kitchen appliances, curtains and blinds will be included in the sale of the property. EPC: C. CT: D.

Carrick Knowe is a popular residential district some 3 miles from Edinburgh City Centre with its own shopping precinct, public park and municipal golf course. A wide selection of local amenities cater for day to day requirements with further shopping opportunities at the Gyle Centre and Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level. Frequent public transport runs to the City Centre and surrounding areas and there is the added benefit of The Gyle train station nearby. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.






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.