



59 Carrick Knowe Grove
CARRICK KNOWE | EDINBURGH | EH12 7DA


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solicitors & estate agents



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An exciting opportunity has arisen to acquire this charming, two-bedroom upper flat boasting rear garden area, situated in the popular residential district of Carrick Knowe, west of Edinburgh's city centre.

The accommodation comprises a well-proportioned living room which forms the main public area in the property, providing a great space for relaxing with family or entertaining guests. The separate kitchen lies just off the living room and offers a good amount of integral cupboard storage. Both bedrooms are well-sized doubles, with either room having the potential to be employed as an ideal home office, study or gym, giving the property a good degree of flexibility. A stylish bathroom, complete with shower over bath, completes the internal accommodation on this level, and the property further benefits from a floored attic area.

Offering immense appeal to a range of buyers including first time purchasers, couples and young families, early viewing is essential.

- Two-bedroom upper flat
- Popular location
- Living room
- Two double bedrooms
- Bathroom
- Driveway
- Rear garden area
- Communal drying green

Energy Rating C, Council Tax Band C.

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



All fixtures, fittings and kitchen appliances will be included the sale, while other items of furniture can be available with separate negotiation.

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.



