



Offers Over  
**£220,000**

## 4/8 Carrick Knowe Avenue

Corstorphine | Edinburgh | EH12 7BX

This impressive, beautifully presented top floor flat form part of an established and sought-after modern development enjoying access to delightful, well maintained communal garden grounds including a secure bike store and allocated parking space. Quietly positioned within a cul-de-sac setting, convenient for access to excellent amenities and superb transport links with bus and tram stops just a short walk from the property.

- 2 Bedrooms
- 2 Public rooms
- 2 Bathrooms
- Communal Gardens
- Allocated parking space
- EPC Rating – C
- Council Tax Band - E



## Description

Affording superb open views to the rear over Carrick Knowe Golf Course and beyond with Corstorphine Hill, the Pentland Hills and Arthur's Seat all within the horizon. This delightful home, which enjoys excellent natural light throughout, shall undoubtedly appeal to the professionals, those looking to downsize or rental investors and merits internal viewing to be fully appreciated. Offered to the market in move-in condition, the accommodation comprises; welcoming entrance hallway with great storage provisions including a deep cupboard and a large extensively floored attic, accessed via Ramsay ladders. There is a delightful, rear-facing reception room with feature balcony with splendid open views. The spacious dining kitchen has been fitted with ample wall and base units with built-in gas hob, electric oven and hood together with an integrated washer/dryer. There is ample space for dining table and chairs. There is a generously proportioned principal bedroom with built-in wardrobes and a fully tiled en-suite shower room, a further good-sized double bedroom again with fitted storage, and the modern bathroom comprises of a white three-piece suite with electric shower over bath. In addition, there is a secure entryphone system into the well kept stairwell with further benefits including gas central heating and double glazing.



## Extras

All the fitted floor coverings, light fittings, blinds, curtains and rails shall be included in the sale together with the built-in hob/oven/hood and integrated washer/dryer. It should be noted that the dining table and chairs, the fridge freezer together with the shelving units within the attic can be made available by separate negotiation if desired.



## Gardens and driveway

There are well maintained communal gardens surrounding the property together with a secure bike store and resident's parking, with an allocated allocated parking space.



## Factors

There is a factoring fee of approx. £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 with Neilsons on 0131 625 2222.





## Location

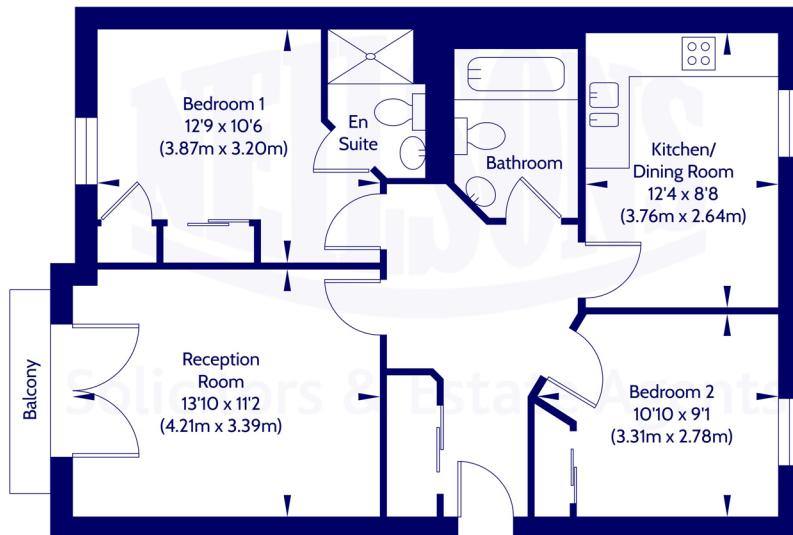
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. 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 63 Sq M / 679 Sq Ft.

3rd 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.



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