










Offers Over

£200,000

20 Carrick Knowe Drive

Carrick Knowe | Edinburgh | EH12 7EB

A fantastic opportunity has arisen to purchase this delightful, extended main door lower villa with lovely private gardens to the front and rear. Quietly positioned within the popular district of Carrick Knowe, close to excellent commuting links and many local amenities.

-  3 Bedrooms
-  1 Public rooms
-  1 Bathroom
-  Private Gardens
-  On-street Parking
-  EPC Rating – D
-  Council Tax Band - D



Description

The well presented and versatile accommodation enjoys a light and stylish interior throughout, undoubtedly appealing to the first time buyers/couples or small families and merits internal viewing to be fully appreciated. The property comprises; welcoming entrance hallway with large store cupboard. There is an attractive, rear facing reception/dining room with shelved press, the modern fitted Magnet kitchen is located off the main reception room and offers a sizeable space with ample wall and base units, complementary worktops incorporating the dual fuel Range cooker together with the free standing appliances, included in the sale. There are two generous double bedrooms, each with a front-facing aspect with the third bedroom, accessible from the reception room, offering an ideal single bedroom or home office. Lastly the contemporary shower room with window to side, is fitted out with a three-piece suite with WC, wash hand basin set within vanity unit and a shower enclosure housing the luxury Rainfall shower. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings, blinds and some curtains will be included in the sale together with the Range cooker, dishwasher, fridge freezer and washer/dryer. The free-standing wardrobes in bedroom 2 shall also be included in the sale.

Externally

There is a fenced private front garden laid to lawn with pathway to the side leading to the entrance. A lovely, sunny garden is located to the rear, laid to lawn and houses the garden shed.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

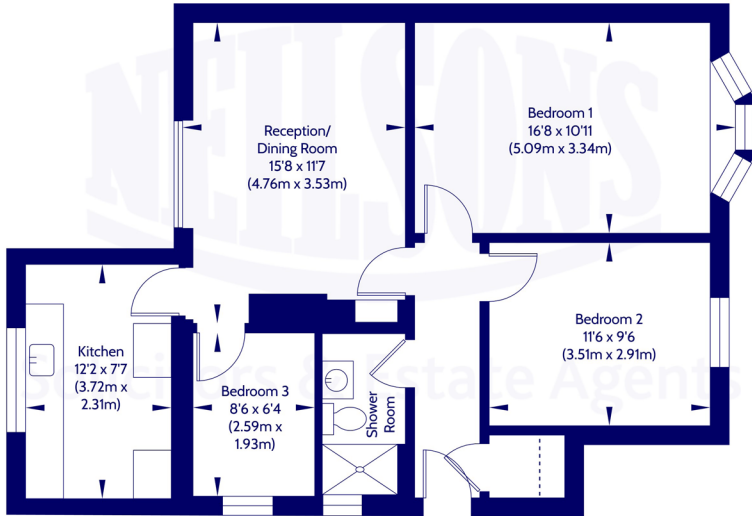
The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra & Lidl supermarkets within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City ByPass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 70 Sq M / 752 Sq Ft.

Ground 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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