NEILSONS

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Fixed Price

£212,000

18 Carrick Knowe Hill

Carrick Knowe | Edinburgh | EH12 7BR

This spacious and beautifully presented main door upper villa with private garden and driveway is pleasantly situated within the Carrick Knowe district close to fantastic local amenities, transport links and schooling. Internal viewing is highly recommended to be fully appreciated.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Private Garden
- Driveway
- EPC Band - C
- Council Tax Band – C



Description

In brief the accommodation comprises; entrance with stairs leading to welcoming entrance hallway, well proportioned and bright reception/dining room pleasantly overlooking the rear, modern fitted kitchen, generous sized principal bedroom with lovely open outlook, second well proportioned double bedroom with fitted storage and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.





Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob.

Gardens and Driveway

To the rear of the property there is an enclosed private garden together with a communal shared drying green. To the side, there is a double driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





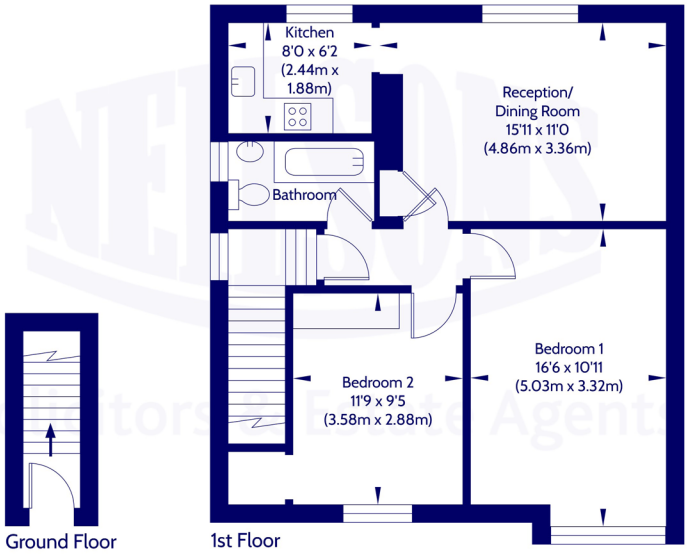




Location

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 and Lidl are 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 By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

Approx. Gross Internal Floor Area 64 Sq M / 691 Sq Ft.



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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