

# 206 Carrick Knowe Avenue

EDINBURGH, EH12 7DQ



*Two-bedroom end-terrace house in Carrick Knowe on a sought after street with little to no passing traffic*



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McEwan Fraser is delighted to present the two-bedroom end-terrace house in Carrick Knowe. The property enjoys a quiet position on a sought after street with little to no passing traffic and benefits from a driveway, timber garage, and a large west facing rear garden. Internally, the property is generally well presented but there is scope for upgrading making this an ideal starter home.

# THE LIVING ROOM



Internal accommodation is focused on a large and naturally bright living room. The floor space on offer gives plenty of flexibility for different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space.

# THE KITCHEN



An archway leads from the living room into a generous dining kitchen which runs the full width of the property. The kitchen contains a good range of base and wall mounted units with space for a range of free-standing appliances alongside integrated hob and oven. Patio doors open into the rear garden.





Climbing the stairs, there are two well proportioned double bedrooms, a bathroom and access to a large loft for additional storage. The large bedroom faces the front of the property and enjoys ample floor space for a full suite of bedroom furniture. A recess in the master bedroom would make a perfect spot for the addition of a large integrated wardrobe. The second bedroom overlooks the rear of the property and sits adjacent to the bathroom. Fully tiled, the bathroom includes a three-piece white suite with a shower over bath.

# BEDROOM 1



# BEDROOM 2





# THE BATHROOM





Externally, the property enjoys a low maintenance rear front garden and a long driveway for a couple of cars. The rear garden is an absolute gem. Large and largely laid to lawn, the rear garden is west facing and perfect for afternoon and evening sun.

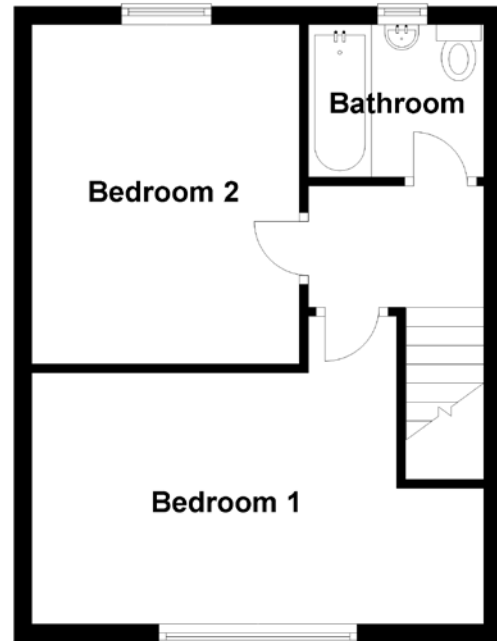
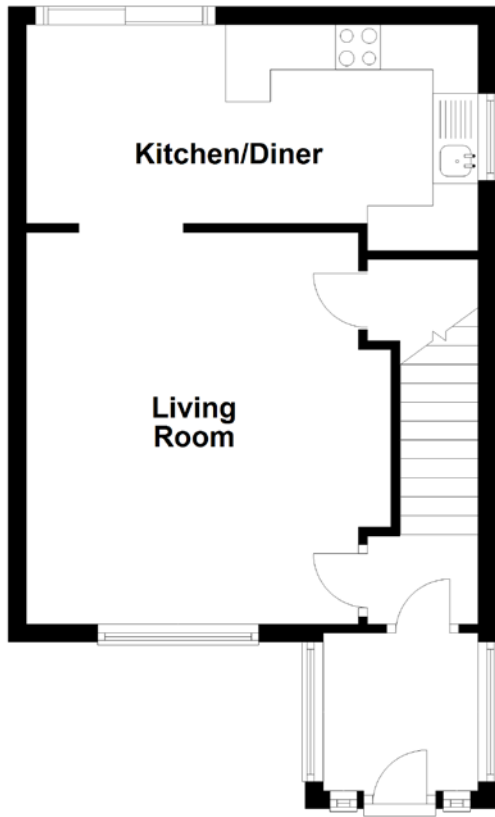
Internal viewing is highly recommended.

# THE GARDEN & VIEW





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room 4.35m (14'3") x 3.98m (13'1")

Kitchen/Diner 5.02m (16'6") x 2.51m (8'3")

Bedroom 1      5.33m (17'6") x 5.02m (16'6")

## Bedroom 2

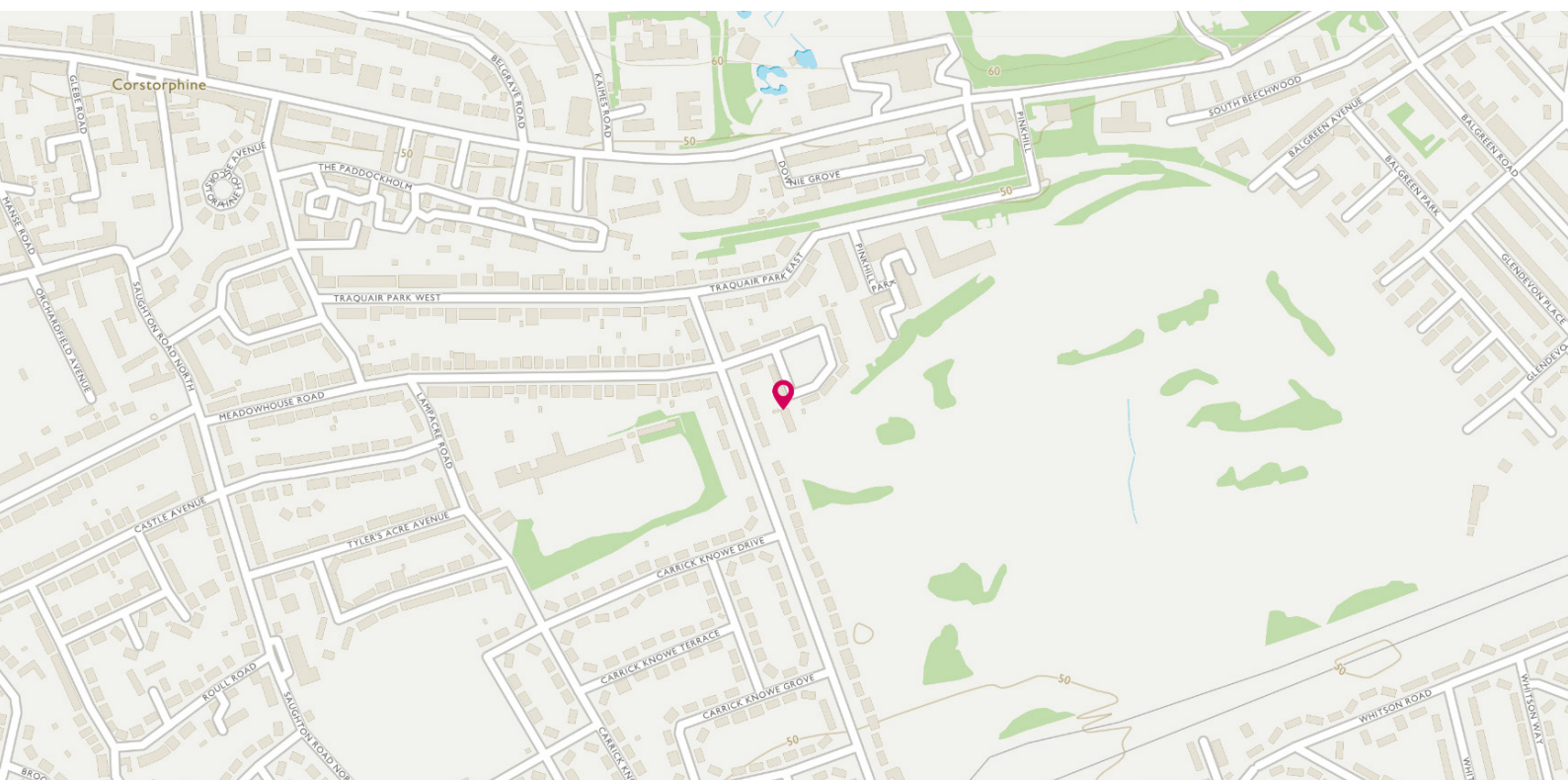
## Bathroom

3.77m (12'4") x 2.95m (9'8")

1.95m (6'5") x 1.69m (5'7")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>

EPC Rating: D





# THE LOCATION

Carrick Knowe is a popular residential area situated to the west of the city centre and bounded by Corstorphine Hill to the north and Carrick Knowe Golf Course to the east. It is an exclusive residential district, comprising mainly upper and lower villa flats, with good sized gardens to both front and rear.







The main shopping centre in this part of the city is Corstorphine itself, and many would consider this to be one of the city's best served suburban shopping centres providing an exceptionally wide range of facilities and amenities. There are all the usual banking, building society and Post Office services. At South Gyle there is a large branch of Morrisons and Marks and Spencers, as well as several other high street type shops and this precinct could satisfy almost every requirement. Should more extensive shopping facilities be required, they can be found in the city centre.

It should be noted that there is a tram station only five minutes walk from the property providing easy access to both Edinburgh Airport, The City Centre and out onto the M8 to Glasgow or Stirling. Using one of the many and frequent bus or tram services that pass through the district, the West End is only about two and a half miles away.



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