





THE LOCATION

CARRICK KNOWE, EDINBURGH

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 & 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 two minutes walk from the property providing easy access to both Edinburgh Airport, the Gyle, Edinburgh 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.

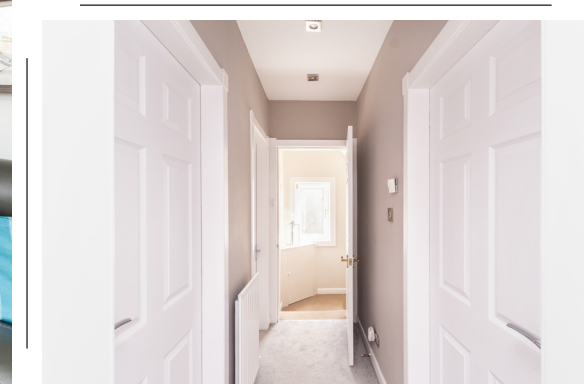
8 BROOMSIDE TERRACE

CARRICK KNOWE, EDINBURGH

McEwan Fraser Legal is delighted to present this three bedroom upper villa in Carrick Knowe. The property is in walk-in condition having been modernised by the current owner. Inside, the property comprises of:

- Fully equipped fitted kitchen with electric hob, fan oven and free-standing white goods.
- Spacious living area which is bright and spacious and provides access to the kitchen.
- Three double bedrooms of which two are on the main level and the third is in the large converted attic space. Turning this upper villa into a double upper. The master bedroom upstairs is large and bright benefitting from large Velux windows. It is also worth noting that one of the bedrooms downstairs has been used as a dining area given the flexibility brought by the rooms.
- One main bathroom in the property, which is modern with three piece white suite, splash-back panelling on the walls and finished with a heated towel rail.

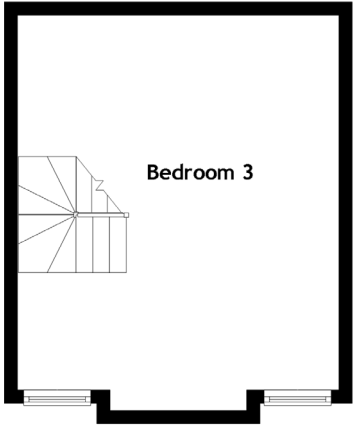
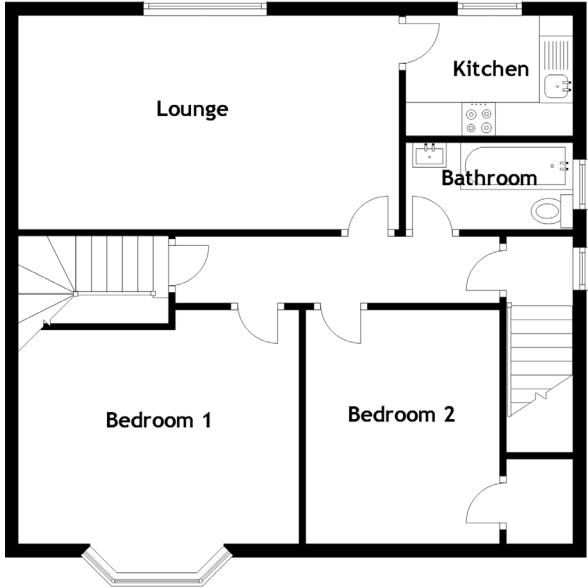
In addition to this, the property benefits from gas central heating, full double glazing and unrestricted on-street parking for residents and visitors alike.





SPECIFICATIONS

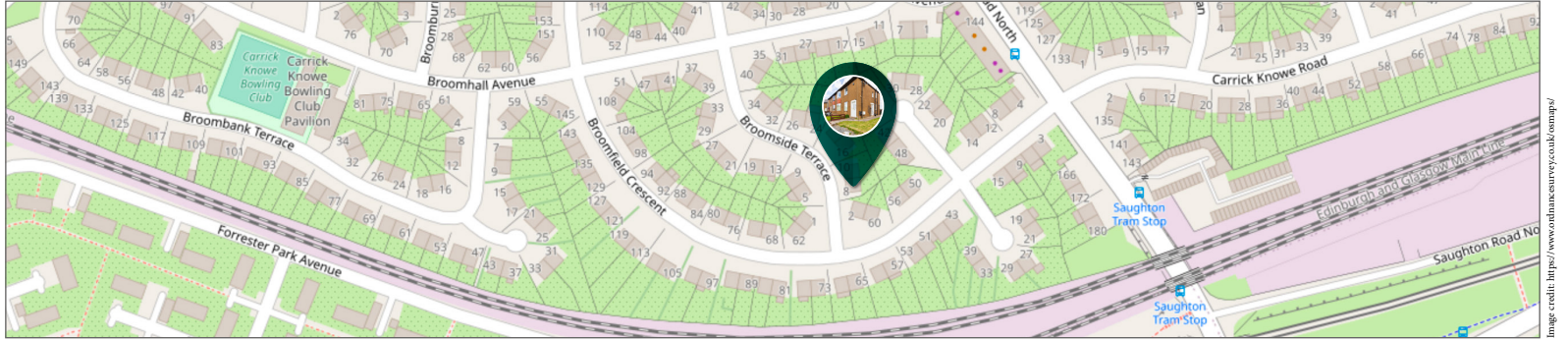
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.30m (10'10")
Kitchen	2.50m (8'2") x 1.80m (5'11")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bedroom 3	5.60m (18'4") x 4.80m (15'9")
Bathroom	2.70m (8'10") x 1.30m (4'3")

Gross internal floor area (m²): 78m²
EPC Rating: C





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**Part
Exchange
Available**

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