

# 15 Carrick Knowe Place

CARRICK KNOWE, EDINBURGH, EH12 7ER



*Two-bedroom main-door lower villa which would be ideal for first-time buyers, young professionals, or those looking to downsize*



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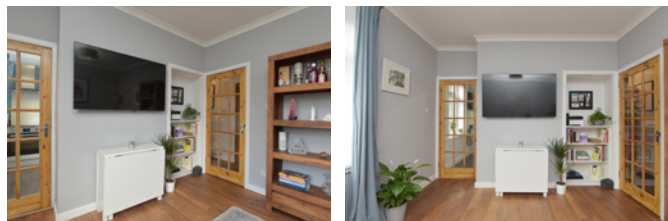
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McEwan Fraser is delighted to present this two-bedroom main-door lower villa which would be ideal for first-time buyers, young professionals, or those looking to downsize. The property is presented in excellent condition and benefits from gas central heating, double glazing, off-street parking, a sunny private garden, and access to a wide selection of amenities and transport services including the nearby Saughton tram stop.

# THE LIVING ROOM

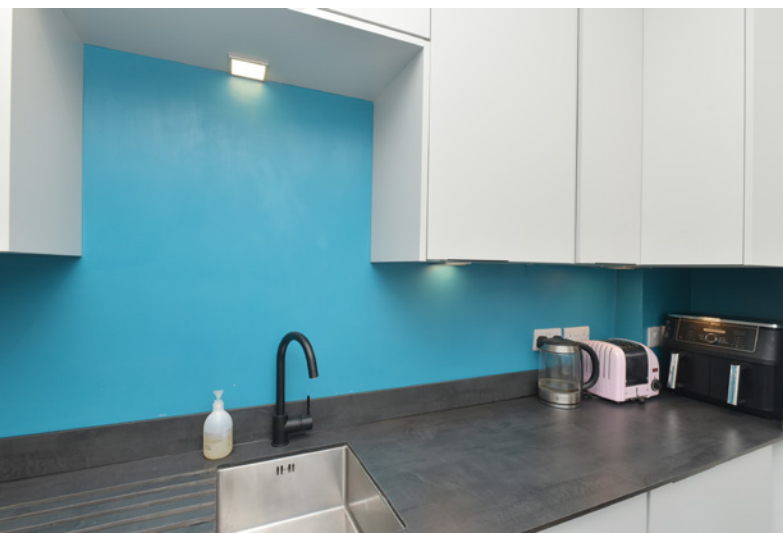


Internal accommodation is focused on a spacious living room which overlooks the rear garden and is flooded with natural light. There is plenty of space for a large suite and a new owner will have plenty of flexibility to create their ideal entertaining space.

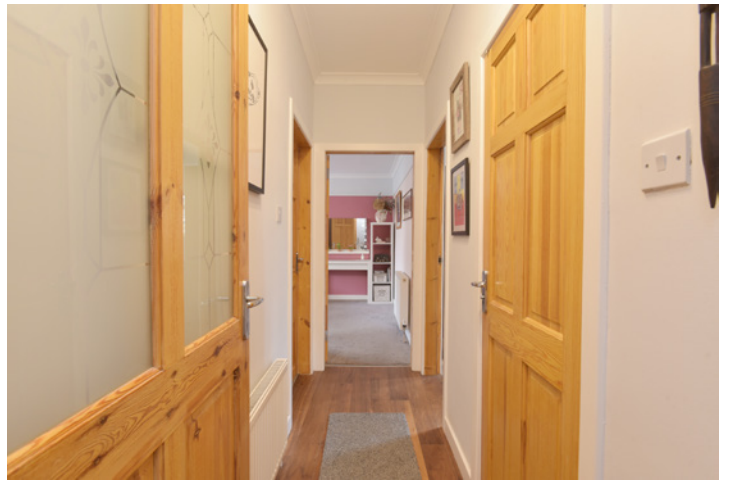
# THE KITCHEN



The kitchen is accessed from the living room and has been refitted to an exacting standard. Clever use of space sees a good range of base and wall-mounted units offer plenty of prep and storage space. The fridge, freezer, hob, and electric oven are all integrated.







Bedroom one is a generous double bedroom with plenty of space for a full suite of freestanding bedroom furniture.  
Bedroom two is a further large double bedroom.

The accommodation is completed by a shower room which is partially tiled and has a window for natural light and extra ventilation. The shower has a white suite, integrated storage, and a large shower cubicle with a mains shower.

## THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2





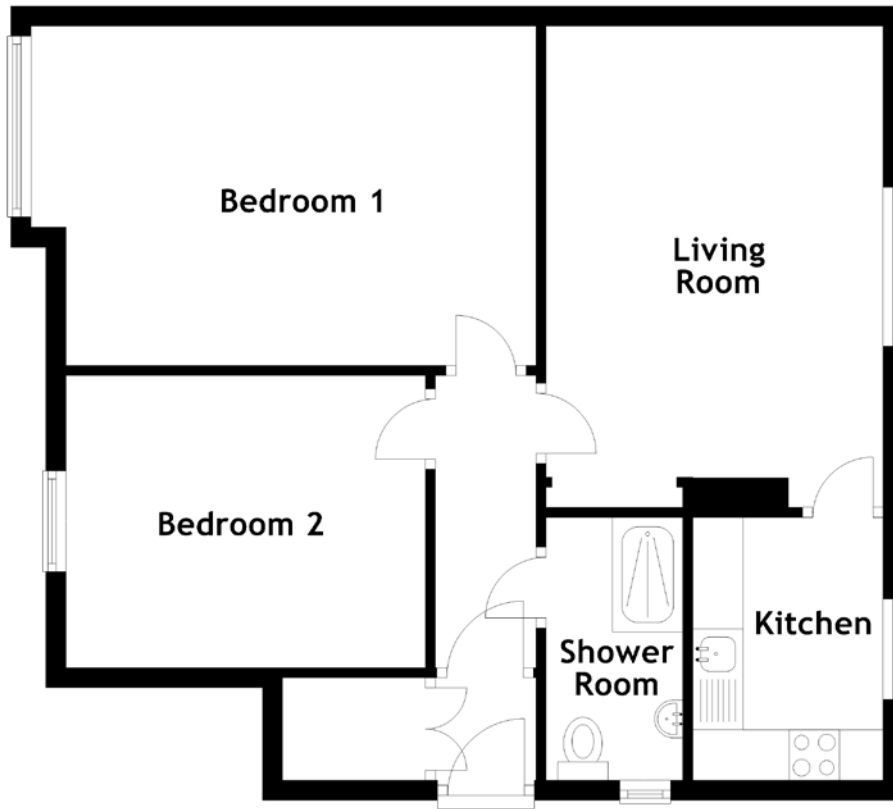
The private front garden has been paved to provide off-street parking for two cars. A side path leads to the main entrance and round to a further section of the garden that is laid to lawn. This section of the garden is southwest-facing making it the perfect summer sun trap. In addition, there is a shared drying green to the rear and ample unrestricted on-street parking can be found within the surrounding area.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

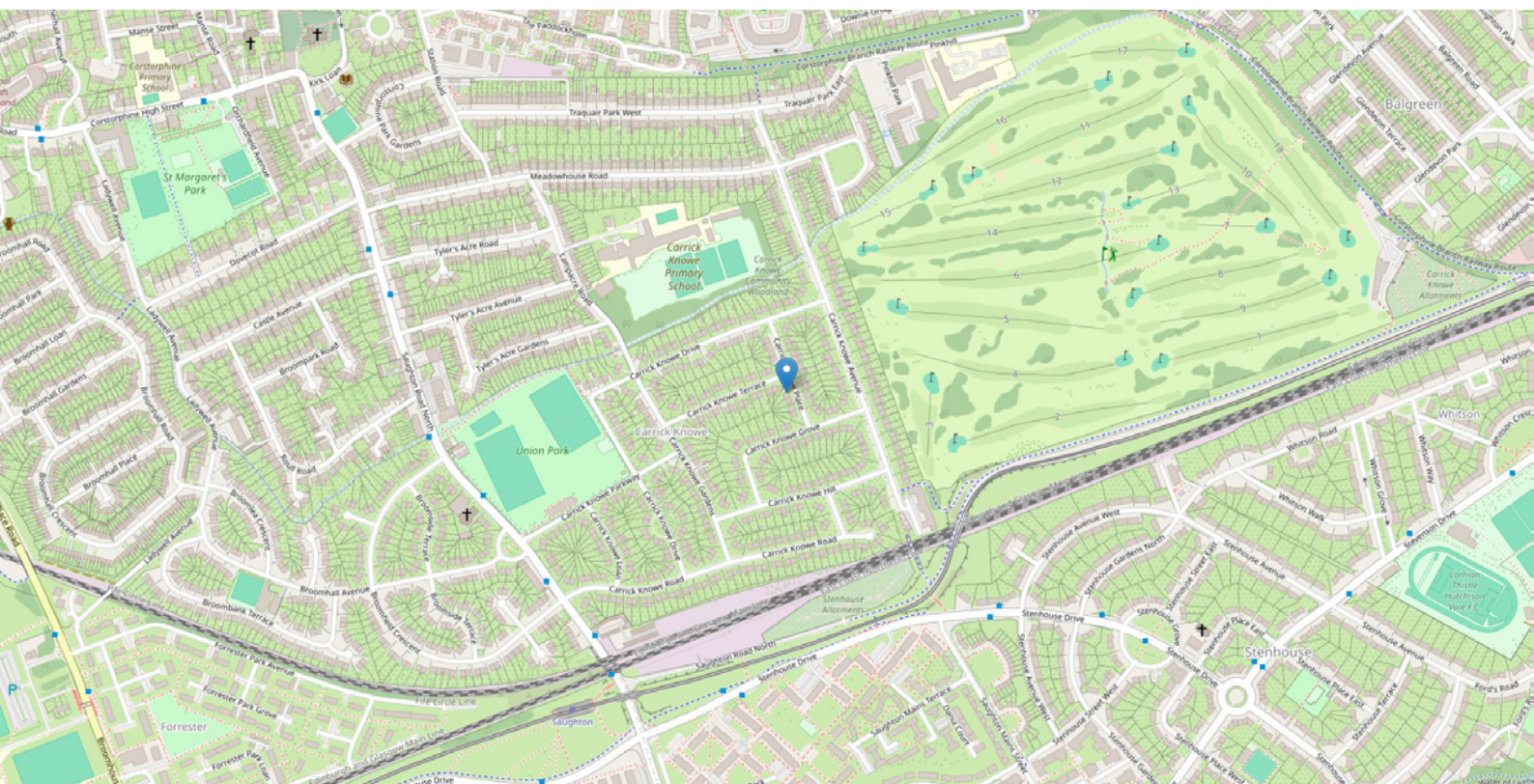


Approximate Dimensions (Taken from the widest point)

Living Room 4.78m (15'8") x 3.35m (11')  
 Kitchen 2.61m (8'7") x 1.89m (6'2")  
 Shower Room 2.61m (8'7") x 1.36m (4'6")

Bedroom 1 5.02m (16'6") x 3.37m (11'1")  
 Bedroom 2 3.57m (11'9") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of Edinburgh city centre. Many local shops and services are on hand with Tesco Extra and Lidl supermarkets within easy reach in neighbouring Corstorphine.







The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street names. 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.



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