

6/5 Carrick Knowe Avenue

EDINBURGH, EH12 7BX



SPACIOUS TWO BEDROOM SECOND FLOOR FLAT
LOCATED WITHIN THE POPULAR CARRICK KNOWE AREA



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An excellent opportunity has arisen to acquire this spacious two bedroom second floor flat, making for ideal first-time-buyer or buy-to-let opportunity while being well located within the popular Carrick Knowe area of Edinburgh. Viewing of this property is highly recommended. The well-maintained modern development has communal gardens, bike shed and allocated residents parking.

The beautifully presented accommodation comprises a reception hallway with storage, living room with two windows, kitchen located off the lounge, master bedroom with built-in-wardrobes and contemporary en-suite shower room, generous second double bedroom also with built-in wardrobes and a bathroom with white suite.

Benefits include full double glazing and gas central heating. The fitted carpets and floor coverings, blinds, oven, hob, cooker hood, fridge freezer and washing machine are to be included in the sale.

the lounge



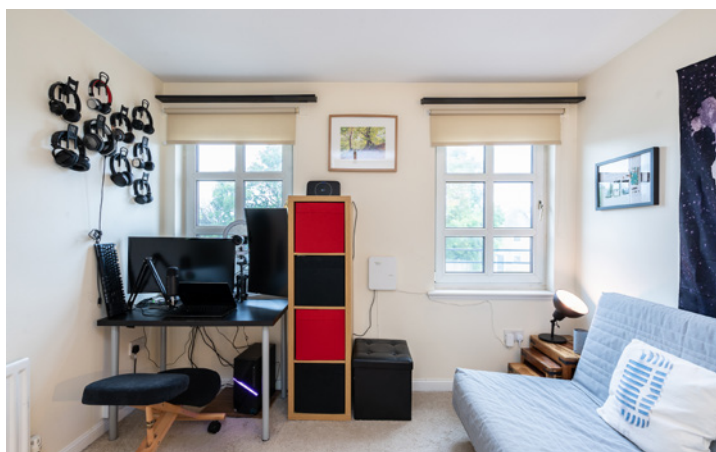




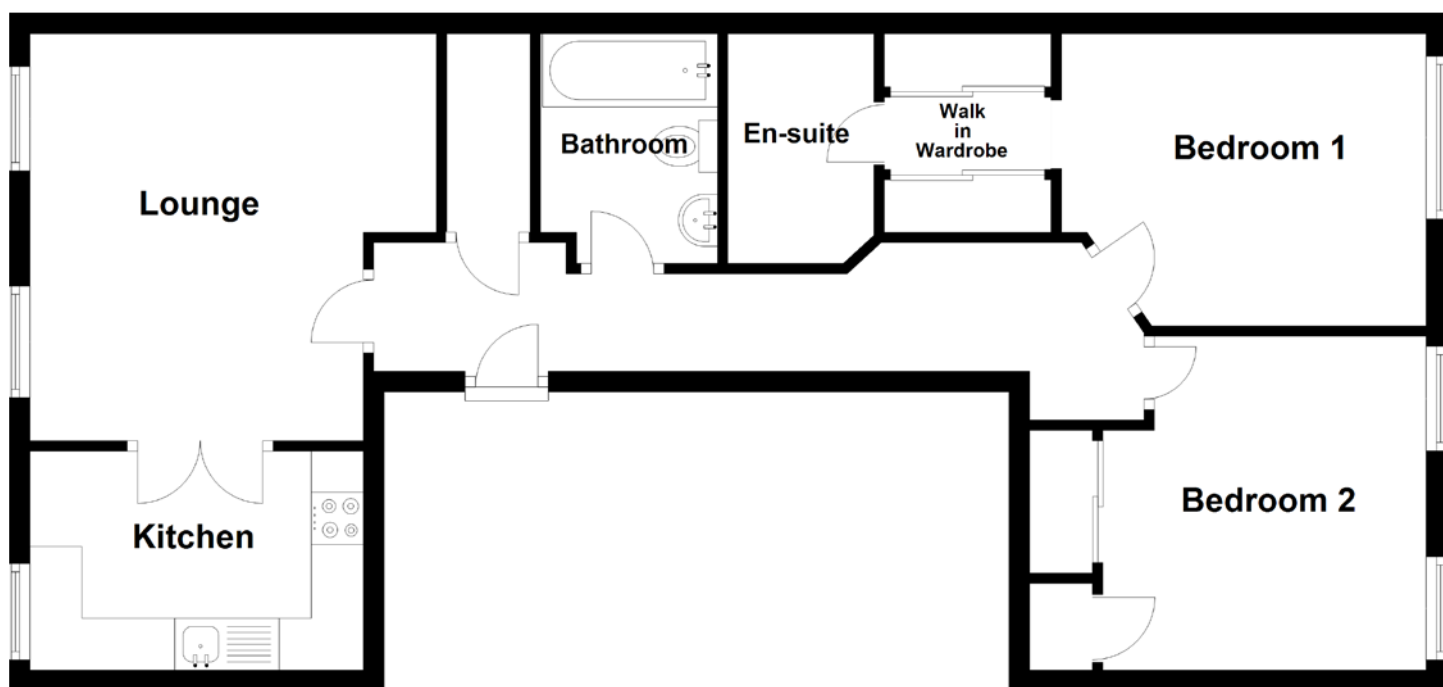


bedroom 1, en-suite & walk in wardrobe

bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 2.00m (6'7")	Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Kitchen	3.20m (10'6") x 2.10m (6'11")	Bathroom	2.20m (7'3") x 1.70m (5'7")
Bedroom 1	3.50m (11'6") x 2.80m (9'2")		
En-suite	2.20m (7'3") x 1.40m (4'7")		
Walk in Wardrobe	1.90m (6'3") x 1.60m (5'3")		
Gross internal floor area (m ²): 62m ²			
EPC Rating: B			

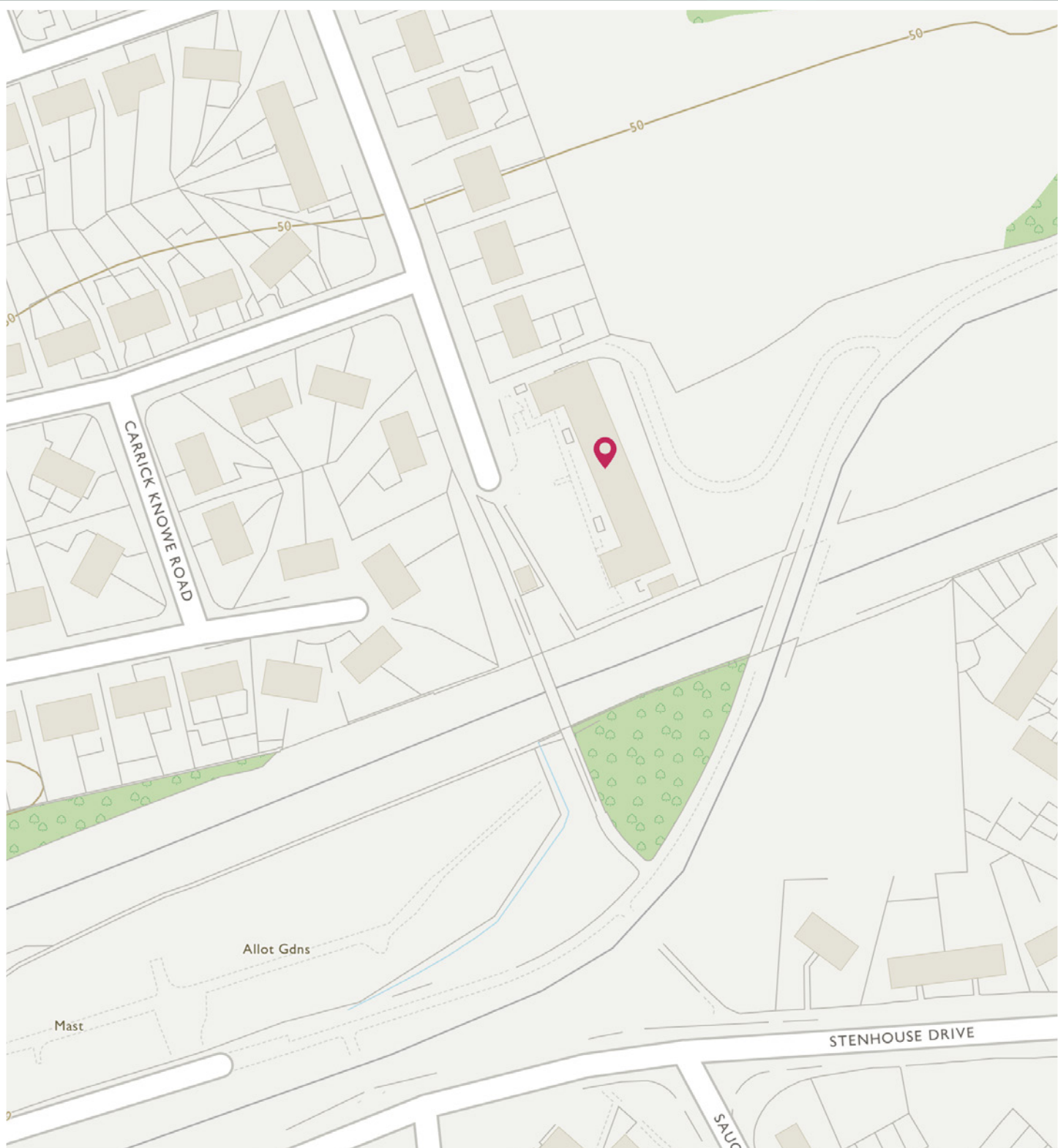
Floor Plan



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.

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. 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. It should be noted that there is a tram station only five minutes walk from the property. Providing easy access to both Edinburgh Airport and The City Centre.

The Location



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Part
Exchange
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THE SUNDAY TIMES
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Text and description
JUDY SHIELDS
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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