

118 Carrick Knowe Road

EDINBURGH, EH12 7BW



*INCREDIBLY SPACIOUS TWO BEDROOM LOWER
VILLA IN A FANTASTIC LOCATION*



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An excellent opportunity has arisen to acquire this spacious two-bedroom lower villa, while being well located within the popular Carrick Knowe area of Edinburgh, and benefitting from a newly upgraded bathroom - this is ideal for a first-time buyer or potentially as a buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order. While briefly comprising; entrance hallway with access to a great under stair storage cupboard, a new fully tiled three-piece bathroom with electric shower over the bath, a bright and spacious lounge, two great sized double bedrooms and the kitchen which benefits from fully integrated appliances, a free-standing fridge/freezer, and a gas hob.

Externally, the driveway to the side of the property can comfortably accommodate two cars and gives access to a private rear garden. The garden is a real sun trap and includes a decked terrace and mature lawn.

Some properties really do tick every box, fortunately - this is one of them!

118 Carrick Knowe Road





the kitchen







bedroom 1





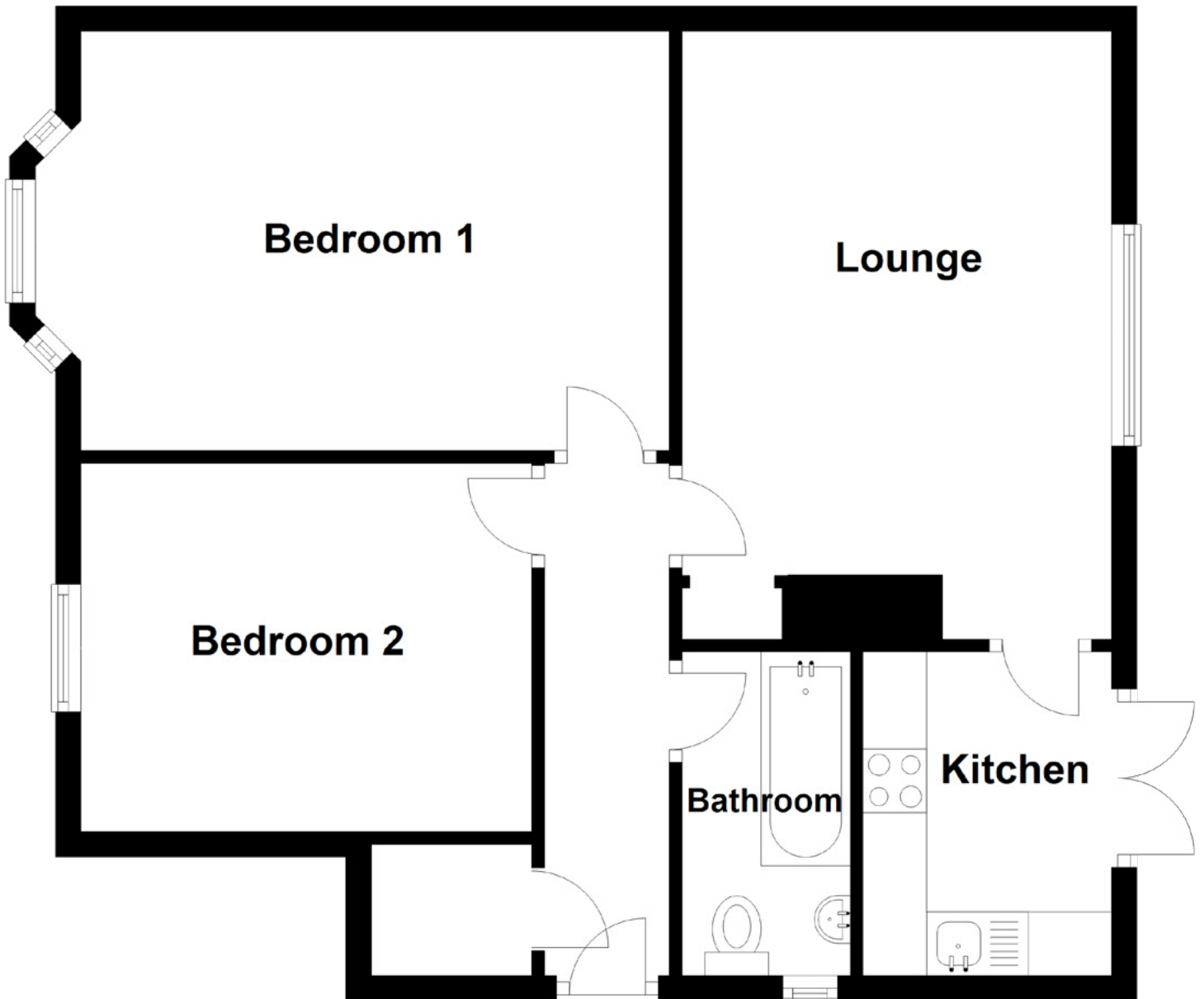
bedroom 2





bathroom





Approximate Dimensions

(Taken from the widest point)

Lounge	4.77m (15'8") x 3.37m (11'1")
Kitchen	2.54m (8'4") x 1.95m (6'5")
Bedroom 1	4.80m (15'9") x 3.29m (10'10")
Bedroom 2	3.54m (11'7") x 2.89m (9'6")
Bathroom	2.54m (8'4") x 1.28m (4'2")

Gross internal floor area (m²): 60m²

EPC Rating: C

the garden

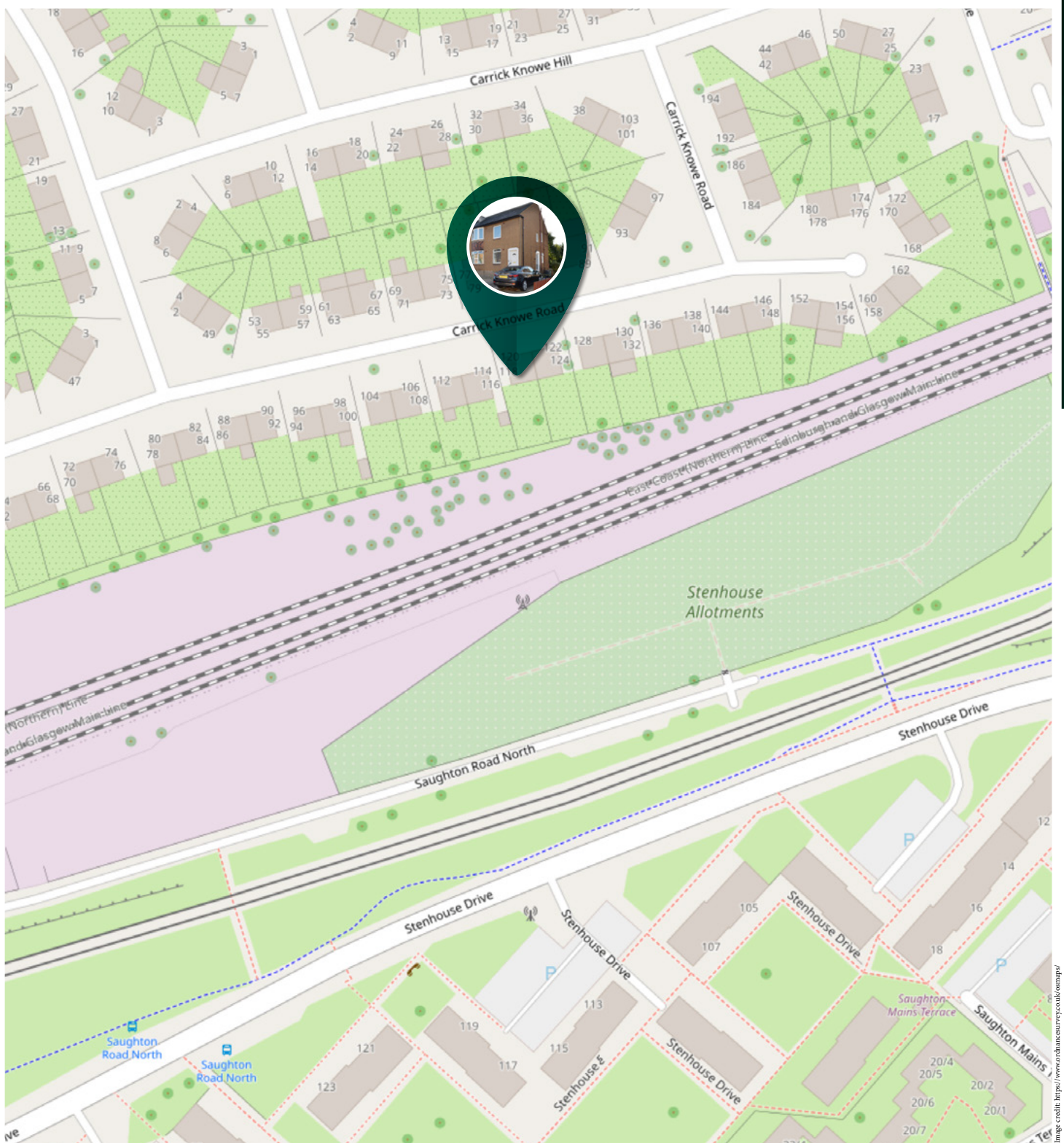




Carrick Knowe is a popular residential area situated to the west of the city centre and bounded by Corstorphine Hill to the north and Carrick Knowe Golf Course to the east. It is an exclusive residential district, comprising mainly upper and lower villa flats, with good sized gardens to both front and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

It should be noted that there is a tram station only five minutes walk from the property providing easy access to both Edinburgh Airport, 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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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