

# 80 Carrick Knowe Road

CARRICK KNOWE, EDINBURGH, EH12 7BL



*Beautifully renovated two-bed upper villa that boasts a workshop and dedicated office space. Private south-facing garden.*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this two-bedroom main-door upper villa which has been extensively overhauled by the current owners and is presented to the market in 'walk-in' condition. Benefits include gas central heating, double glazing, off-street parking, a sunny private garden, and a timber garage that has been separated into a workshop and dedicated office space. The property has access to a wide selection of amenities and transport services including the nearby Saughton tram stop.

# THE LIVING ROOM

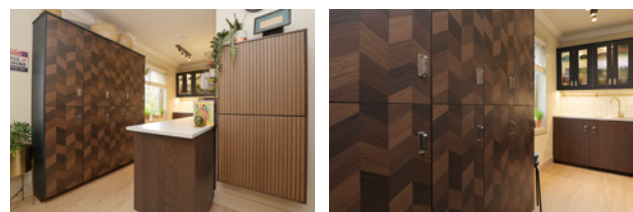


Internal accommodation is focused on a spacious living room which overlooks the rear garden and is flooded with natural light. There is plenty of space for a large suite and a new owner will have plenty of flexibility to create their ideal entertaining space.

# THE KITCHEN



The kitchen was originally a separate room but has been opened into the living room. The extra space has allowed the inclusion of a generous range of base and wall-mounted units set against a tiled splashback. There is a huge amount of prep and storage space and a range of integrated appliances.



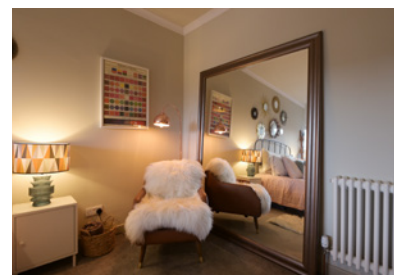


Bedroom one is a generous double bedroom with plenty of space for a full suite of freestanding bedroom furniture. Bedroom two is a further large double bedroom. The accommodation is completed by a beautiful bathroom which is fully tiled and a contemporary suite with a mains shower over the bath.

# THE BATHROOM



# BEDROOM 1



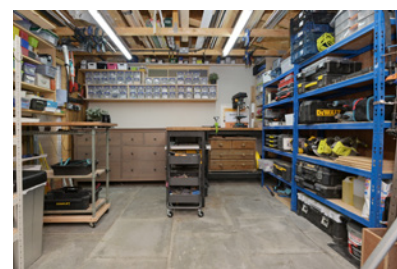
# BEDROOM 2



The private front garden has been paved to provide off-street parking for two cars. There is a large timber frame garage which has been split to offer both a workshop to the front and office space to the rear. The rear garden is south-facing, bright all day in the summer months, and boasts a mature lawn and a patio for entertaining.

This is likely one of the best examples of this style of flat that has been marketed in the area over the last two years. Internal viewing is essentially to fully appreciate the quality on offer.

# EXTERNALS







# 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.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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