

# 33 Carrick Knowe Road

EDINBURGH, EH12 7BQ



*Extremely spacious four-bedroom double  
upper with private garden*



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McEwan Fraser is delighted to present this extremely spacious 4-bedroom double upper which is presented to the market CHAIN FREE. The property is presented in very nice internal order and now comprises four large double bedrooms, living room, new kitchen and bathroom. The property further benefits from new flooring throughout, excellent internal storage, gas central heating with a new boiler, double glazing, a large driveway and a private rear garden.

# THE LIVING ROOM



The property is entered through its own front door with a staircase leading to the main landing. Internal accommodation is focused on a generous rear-facing living room. Neutrally decorated, the living room enjoys plenty of floor space for a variety of different furniture configurations which will allow an incoming purchaser the chance to create their ideal entertaining space.



# THE KITCHEN



The newly installed kitchen is compact but well-formed with a good range of contemporary base and wall mounted units including an integrated hob and oven. Further space is provided for freestanding appliances.



# BEDROOM 1



Further accommodation on the entrance level includes two well proportioned double bedrooms which face the front of the property and a well-proportioned bathroom. The bedrooms both enjoy ample floor space for a full range of bedroom furniture.

The bathroom is tiled and finished with a three-piece white suite with a shower over the bath.



# BEDROOM 2



# THE BATHROOM





Climbing the stairs, the loft has been fully converted to give two further extensive double bedrooms. The landing space has an excellent array of integrated storage space to help with day to day clutter.

## BEDROOM 3





# BEDROOM 4





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 patio and mature lawn. There is also one large shed for additional storage.

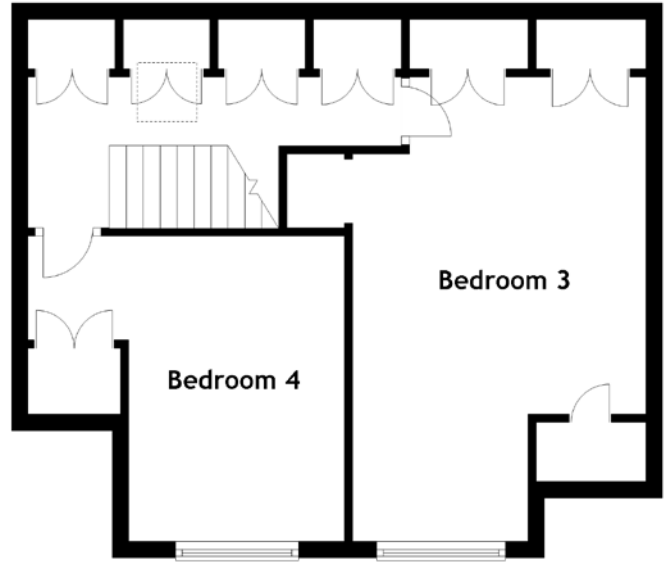
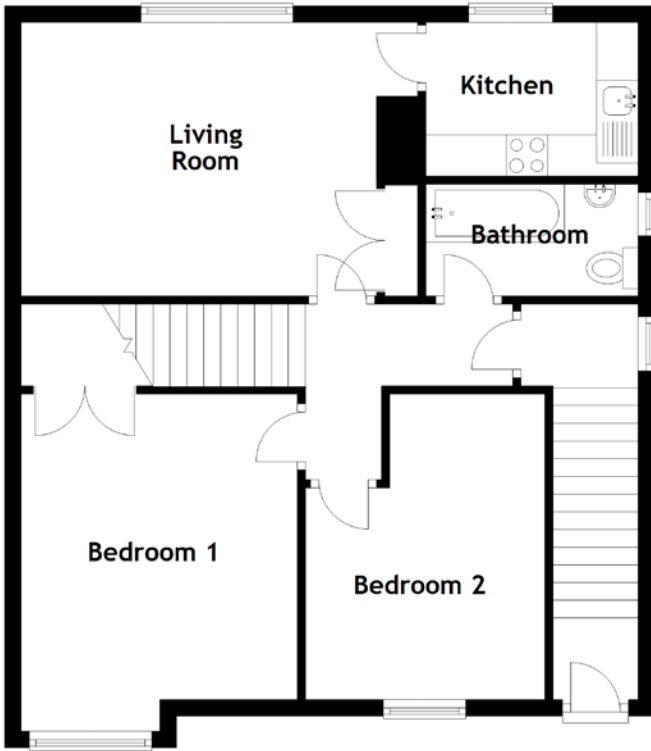
This is a spacious property with over 100m<sup>2</sup> of living space and viewing is highly recommended to appreciate the space and potential on offer.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room 4.81m (15'9") x 3.31m (10'10")

Kitchen 2.57m (8'5") x 1.86m (6'1")

Bedroom 1                      4.08m (13'5") x 3.35m (11')

Bedroom 2                      3.58m (11'9") x 2.90m (9'6")

### Bedroom 3

### Bedroom 4

## Bathroom

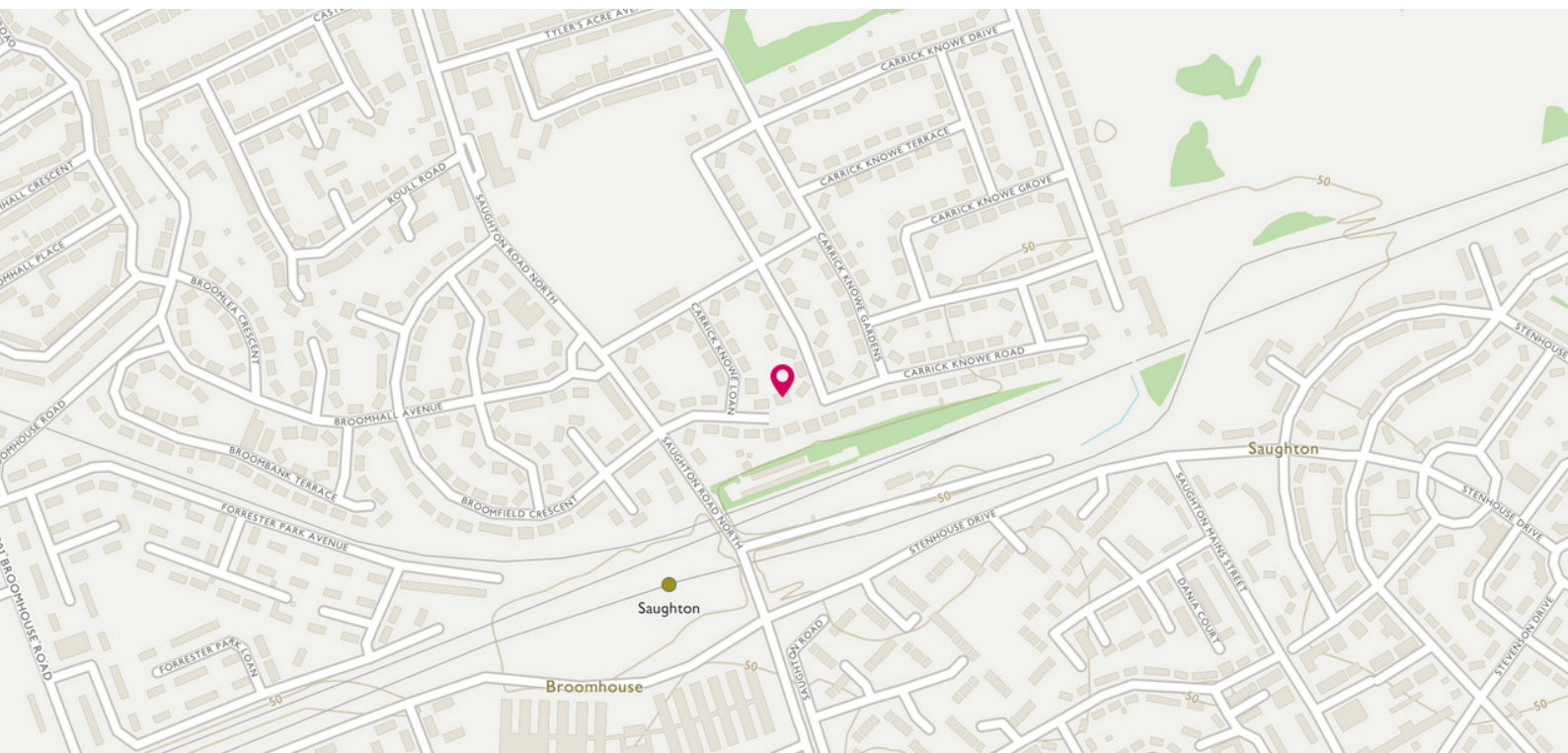
5.62m (18'5") x 3.55m (11'8")

3.83m (12'7") x 3.73m (12'3")

2.69m (8'10") x 1.27m (4'2")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>

EPC Rating: C





# THE LOCATION

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 five minutes walk from the property providing easy access to both Edinburgh Airport, The 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.



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