



87 Carrick Knowe Avenue, Edinburgh, EH12 7DE

Tastefully Presented & Spacious, Two-Bedroom, Lower Villa with Gardens

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Property Description

Tastefully presented, this spacious two-bedroom traditional lower villa enjoys private gardens to the front and rear. Set within the popular Carrick Knowe area, to the west of Edinburgh city centre.

Comprises an entrance hall, a living room, a kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen, a modern bathroom, gas central heating, double glazing, and good storage provision.

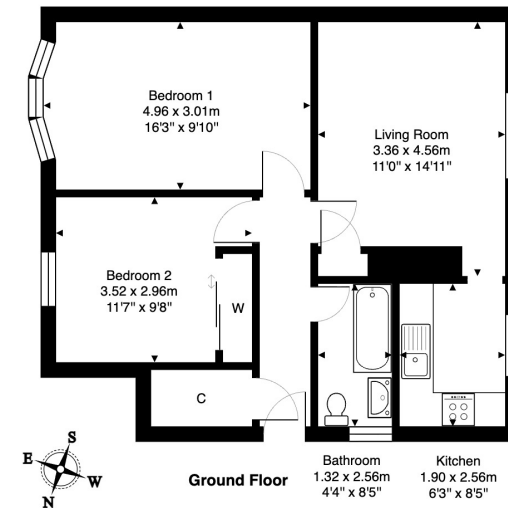
Externally, there are rear and front garden plots with lawns, privacy hedging, and a storage shed, as well as on-street parking to the front.

A welcoming entrance hall provides access throughout the majority of the property and offers ample space for outerwear, along with a convenient built-in storage cupboard. Positioned to the rear and overlooking the garden, the bright and spacious living room enjoys a desirable westerly-south-facing aspect, filling the space with natural light. Finished with light, neutral décor and contemporary wood-effect flooring, the room also benefits from a useful built-in cupboard and direct access to the adjoining kitchen. The kitchen is fitted with a range of wall and base units with stone-effect worktops and a tiled splashback. Appliances include an integrated oven, gas hob, fridge/freezer and a freestanding washing machine, with a stainless steel sink and drainer completing the practical layout.

To the front of the property, the exceptionally generous principal bedroom is enhanced by an attractive bay-style window, creating a bright and inviting retreat with neutral décor, carpeted flooring and ample space for a full range of bedroom furniture. A second well-proportioned double bedroom features a built-in wardrobe with a mirrored sliding door. Completing the accommodation, the modern bathroom is fitted with a three-piece suite incorporating a shower over the bath and mixed splash wall finishes.



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Gross Internal Area: 55.8 m² ... 600 ft²

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Carrick Knowe is a well-established residential neighbourhood situated just south of Corstorphine. It offers a wide range of social and recreational amenities. The area benefits from excellent local shopping, with St John's Road providing a diverse selection of shops and services. For larger retail needs, there is a 24-hour Tesco superstore nearby, along with Hermiston Gait Retail Park and Gyle Shopping Centre, both offering many popular high-street brands. Residents enjoy

numerous green spaces, including family-friendly parks and the scenic woodlands of Corstorphine Hill. Leisure facilities in the area include Juvenile Health and Leisure at Leonardo Edinburgh Murrayfield, the David Lloyd Club, several golf courses, and Edinburgh Zoo. Frequent public transport links provide easy access to both Edinburgh and Glasgow. The area also offers a variety of highly regarded nurseries and schools at all levels.





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