



124 Carrick Knowe Road
CARRICK KNOWE | EDINBURGH | EH12 7BW


warners
solicitors & estate agents



124 Carrick Knowe Road

CARRICK KNOWE | EDINBURGH | EH12 7BW

Situated within the popular residential area of Carrick Knowe, this well-proportioned two bedroom lower villa offers bright and spacious accommodation, along with private gardens.

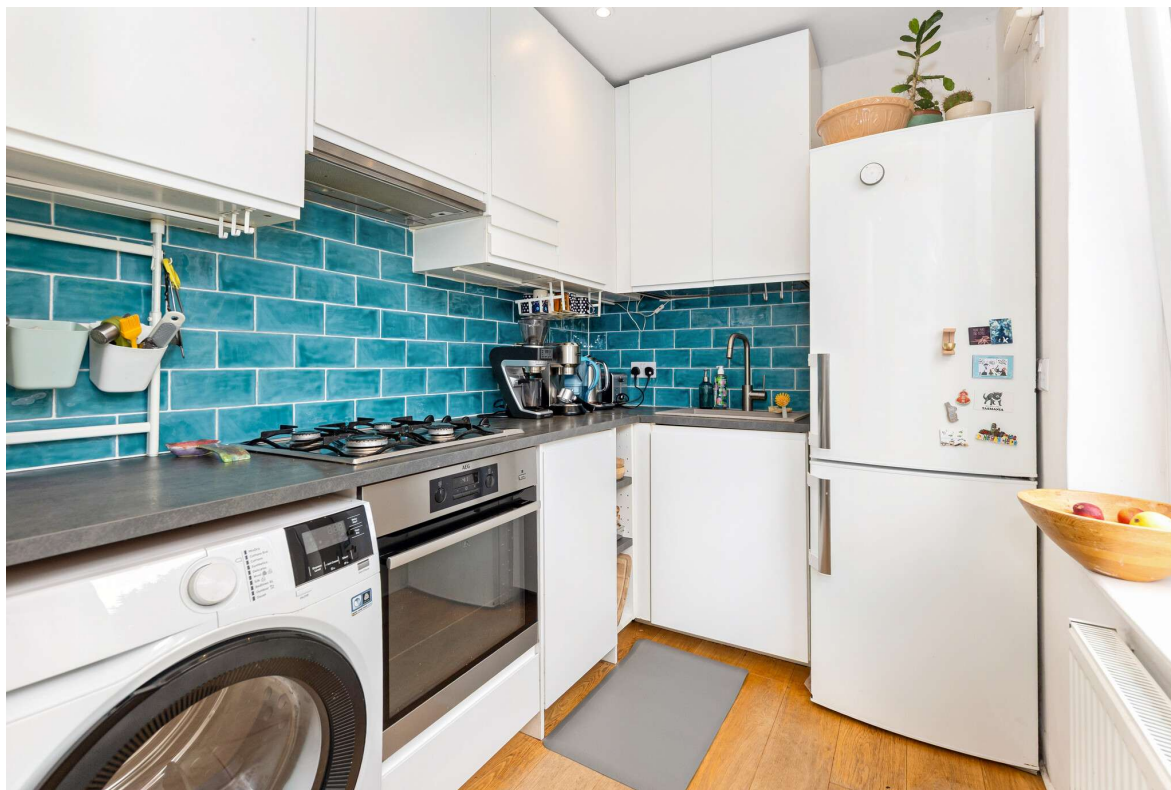
A welcoming entrance hallway provides access to the accommodation and leads into the bright and spacious living room, creating an ideal setting for both relaxing and entertaining. The kitchen is located directly off the living room and offers ample worktop space, complemented by a good range of floor and wall-mounted units. Both bedrooms are generously proportioned, with the main bedroom further benefiting from built-in storage. The bathroom is fitted with a three-piece suite and features a shower over the bath.

Externally, the property benefits from a private front garden, while to the rear is a private south-facing sheltered garden offering a pleasant outdoor space.

- Two bedroom lower villa
- On street parking
- Rear garden
- Close to local amenities, bus & tram routes
- Double glazing
- Gas central heating

Council Tax C Energy Rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

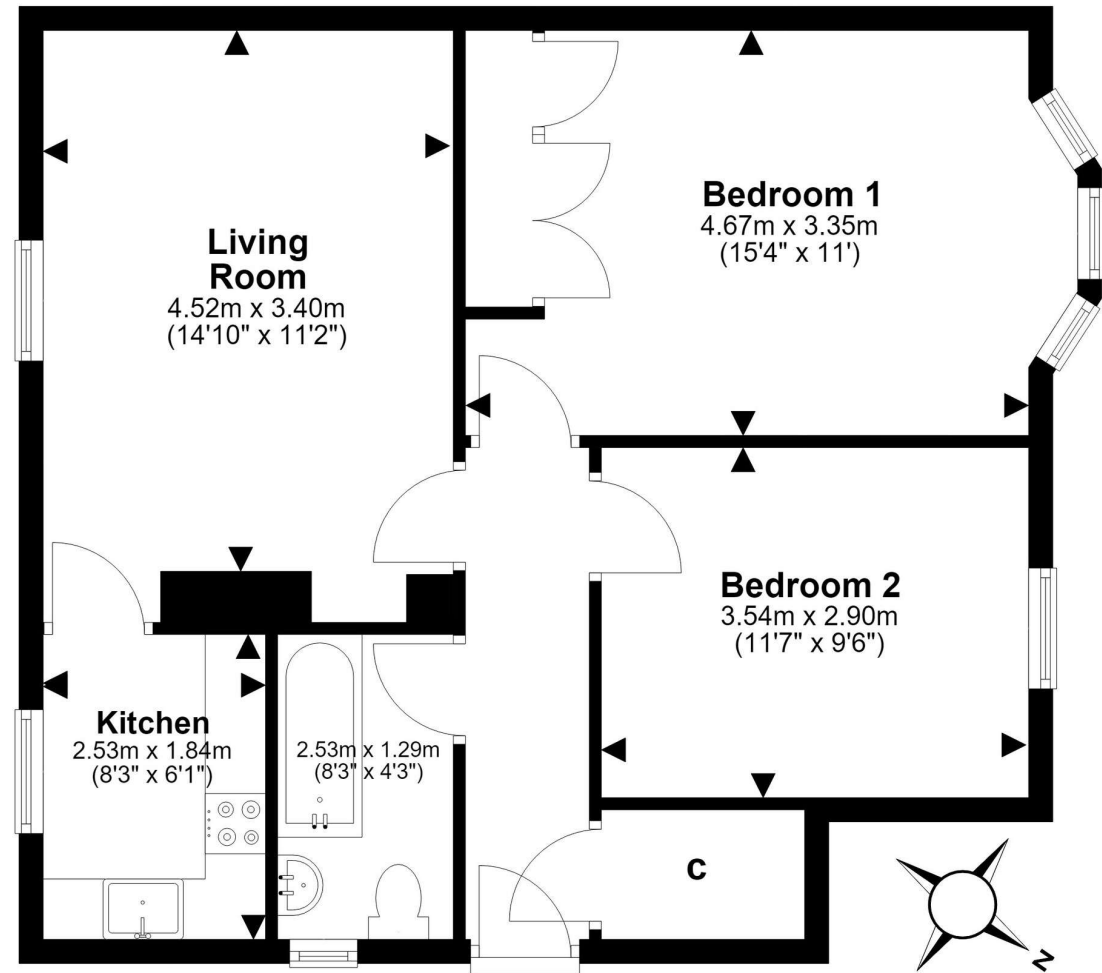


The sale will include the curtains in both bedrooms, the light fixtures and lampshade in the living room, and the integrated kitchen appliances. The dishwasher will be sold as seen.

All other fittings and fixtures, including the washing machine, fridge freezer, and tumble dryer, will not be included in the sale.

Carrick Knowe is a popular residential district some 3 miles from Edinburgh City Centre with its own shopping precinct, public park and municipal golf course. A wide selection of local amenities cater for day to day requirements with further shopping opportunities at the Gyle Centre and Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level. Frequent public transport runs to the City Centre and surrounding areas and there is the added benefit of The Gyle train station nearby. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.