NEILSONS

Solicitors & Estate Agents



Offers Over

£250,000

14 Carrick Knowe Loan

Carrick Knowe | Edinburgh | EH12 7DZ

Situated in the popular residential area of Carrick Knowe, this well proportioned main door double upper villa offers four bedrooms, a private garden and a driveway. With local amenities, green spaces and transport links within easy reach, the property presents an appealing opportunity for those seeking a family home in an established Edinburgh neighbourhood.

- 1 public room
- 4 bedrooms
- 1 bathroom plus WC
- Side and rear gardens
- Driveway
- EPC rating – C
- Council tax band - D



Description

The property is accessed via its own main door, with stairs leading to the first level. A bright and airy bay windowed lounge lies straight ahead, while to the rear, a stylish dining kitchen is fitted with a range of wall and base units with co-ordinated worktops. This level also accommodates bedroom four, which offers ample storage and would make an ideal home office/study, and a contemporary bathroom with a crisp white four piece suite, including a roll top bath and walk in shower cubicle, together with a heated towel rail. Upstairs, the landing provides access to eaves storage, three good size double bedrooms, two of which have built in storage, and a convenient WC. Further benefits include gas central heating and double glazing.





Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine, tumble dryer, and the freestanding wardrobes in bedroom one.

Gardens and Parking

A neat side garden leads to the rear garden, where paving and artificial grass create a low maintenance space for relaxing and outdoor dining during the warmer months. The driveway provides off street parking, with additional on street parking also available.

Viewing

By appointment through Neilsons (0131 625 2222).









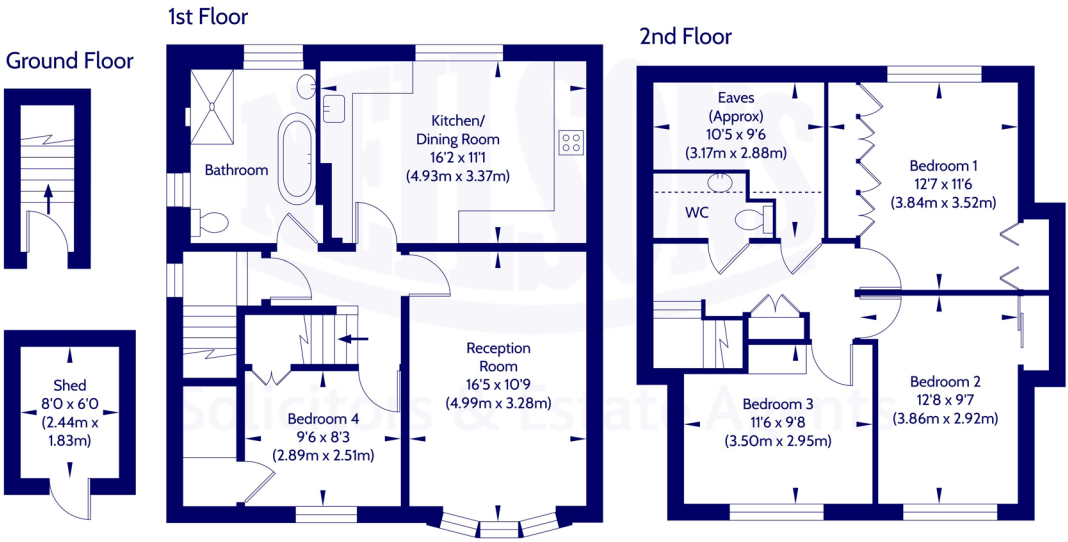
Location

The property is located in the sought after residential area of Carrick Knowe, which is neighboured by Corstorphine and lies to the west of Edinburgh city centre. Many local shops and services are on hand including a Tesco supermarket, with the nearby Gyle Shopping Centre and Hermiston Gait offering a wider range of high street named stores. 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.





Approx. Gross Internal Floor Area 108 Sq M / 1171 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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