



## 44 Carrick Knowe Gardens, Edinburgh, EH12 7ET

### Description

Beautifully presented and spacious main door lower villa with private front and rear gardens and driveway. It is well looked after and in excellent order throughout. There is UPVC double glazing and it benefits from gas central heating.

### The accommodation comprises:

- Entrance hall with deep storage cupboard and press
- Well proportioned front facing sitting / dining room with electric fire with surround, large window with window seat and laminate flooring
- The modern kitchen is fitted with a range of high and low level white shaker style storage units with dove grey laminate worktops; the appliances include gas hob with extractor hood, electric oven, fridge freezer and washing machine
- There are two well proportioned double bedrooms, one of which has fitted wardrobes
- The fully tiled bathroom is fitted with a three piece white suite with a WC, wash basin and bath with electric shower over

### Outside and Gardens

There is a large sunny rear garden with two paved patios and it has been designed for low maintenance. There is also a front garden, driveway and shared drying green. There is also unrestricted parking available on street.



### Viewing details

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
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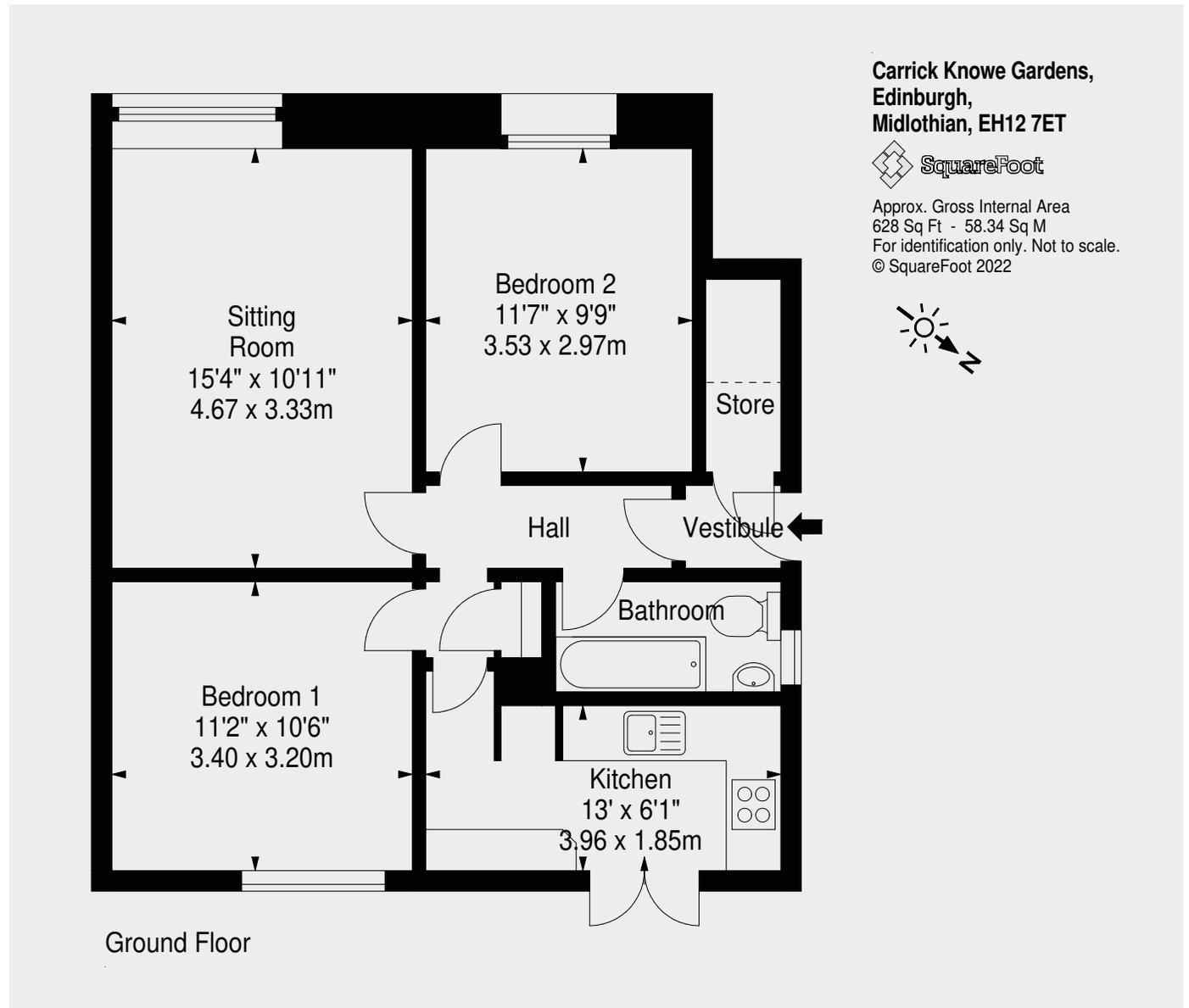


### Location

The property is situated within the popular residential area of Carrick Knowe, which lies in the south side of Corstorphine. Shopping and banking facilities are available at nearby St John's Road and Stenhouse Drive and it is conveniently located for The Gyle shopping centre. Frequent bus services are available at St John's Road and it is only a short walk from the new tram route. The area has an excellent range of social and recreational facilities including public parks, health and fitness clubs and golf courses. Carrick Knowe Primary School is within a short walk and highly regarded secondary schooling can also be found nearby.

### Extras

The fixed floor coverings, blinds, curtains, light fittings, fitted wardrobes and kitchen appliances (fridge freezer, hob, oven, washing machine) will be included in the sale.



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