



## 144 Carrick Knowe Drive, Edinburgh, EH12 7EL

### Description

Beautifully presented two bedroom lower villa with private entrance and gardens which has been freshly decorated throughout and has a modern kitchen and bathroom. It is situated close to excellent amenities and also the tram route. It benefits from double glazing and gas central heating.

The accommodation comprises:

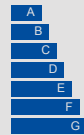
- Entrance hall with deep walk-in storage cupboard
- Two spacious front facing double bedrooms, the larger of which has a bay window and both of which have modern oak style laminate flooring
- Bathroom with tiled walls, wash basin with vanity unit, WC and mains pressure shower over the bath; heated towel rail
- Generous rear facing living room with laminate flooring and large picture windows with southerly aspect
- Extended kitchen / dining room fitted with a range of white gloss units with laminate worktops inset stainless steel sink and appliances including gas hob with extractor hood, double oven, washing machine and tumble dryer



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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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 a short distance away and it is conveniently located for The Gyle shopping centre. Frequent bus services are available locally and it is conveniently located for the tram. The area has an excellent range of social and recreational facilities including public parks, health and fitness clubs and golf courses. It is in the catchment area for Carrick Knowe Primary School, St Joseph's RC Primary School, Forrester High School and St Augustine's RC High School.

### Outside and Gardens

The rear garden is designed for low maintenance and has a sunny south facing aspect. The shared drying area is laid to lawn. There is also a private front garden with off street parking for one vehicle.

### Extras

The blinds, fixed floor coverings, light fittings, fridge, gas hob, electric fan oven and freezer are included in the sale. As the property is currently vacant, the usual warranties from the standard clauses relating to appliances are excluded.

### Council tax

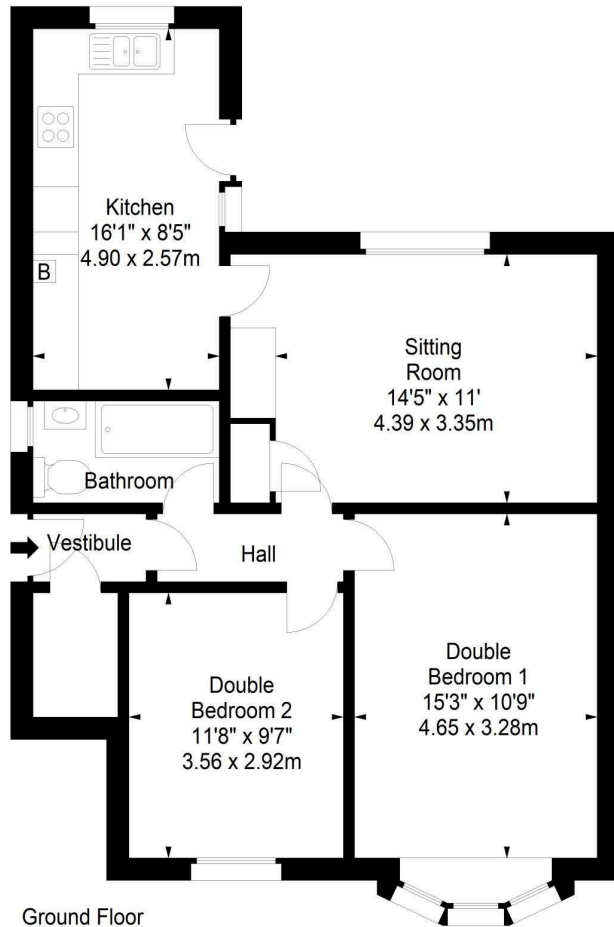
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



Carrick Knowe Drive,  
Edinburgh, EH12 7EL



Approx. Gross Internal Area  
737 Sq Ft - 68.47 Sq M  
For identification only. Not to scale.  
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Offers can be submitted in writing, fax or email:

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