



118 Carrick Knowe Avenue, Edinburgh, EH12 7DD

Description

Beautifully presented three bedroom double upper villa in excellent order throughout and with a leafy outlook over Carrick Knowe Golf Course towards Edinburgh Castle. It is situated on a broad, tree lined street and has private landscaped gardens, driveway and a shared drying green. It benefits from gas central heating and double glazing.

The accommodation comprises:

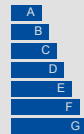
- Entrance hall with carpeted stairs to the first floor landing
- Modern shower room with tiled flooring and partially tiled walls, fitted furniture with semi-recessed wash basin, WC and shower enclosure
- Rear facing living room with, storage cupboard, fitted carpet and windows overlooking the gardens and has fantastic views over Carrick Knowe Golf Course
- The kitchen is well equipped with a range of modern gloss units, laminate worktops with splashback and inset composite sink; the appliances include an induction hob with cooker hood, double electric oven, washing machine, dishwasher and fridge
- There are two spacious front facing double bedrooms
- A further carpeted staircase leads to the second floor accommodation
- There is a generous master bedroom with built-in wardrobes and a luxurious en-suite bathroom with roll top bath, fitted furniture with wash basin and WC with concealed cistern



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

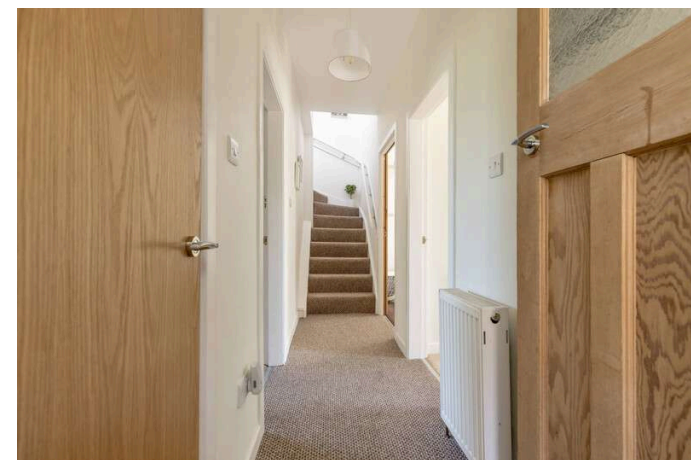
The front garden has been converted into a private driveway. The rear garden is pleasantly landscaped and is mostly laid to lawn with a paved patio and is enclosed by hedging. The shed is included in the sale.

Extras

The fixed floor coverings, light fittings, blinds and kitchen appliances (and freezer in the cupboard) are included in the sale. The curtains are excluded from the sale.

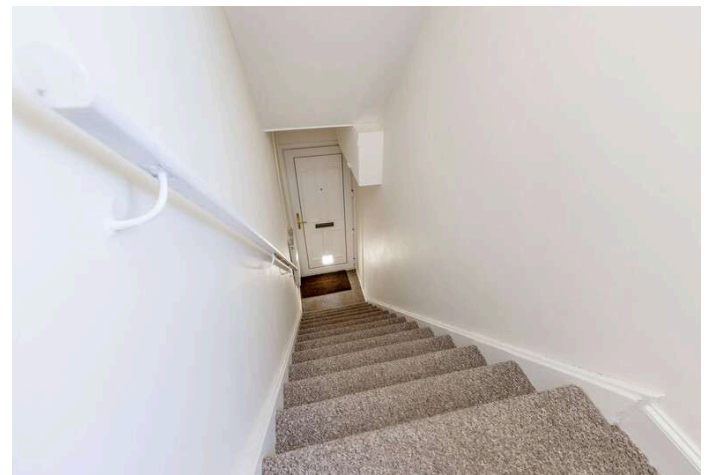
Council tax

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









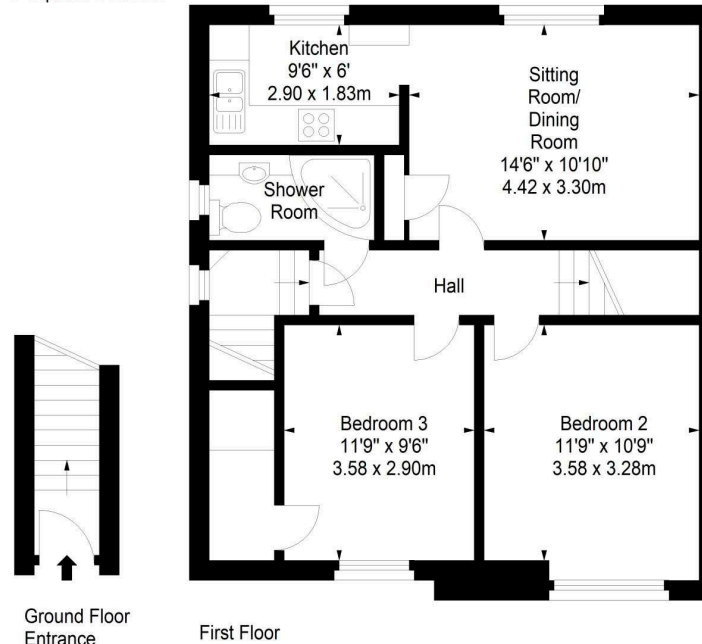
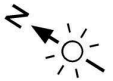




**Carrick Knowe Avenue,
Edinburgh,
Midlothian, EH12 7DD**



Approx. Gross Internal Area
983 Sq Ft - 91.32 Sq M
For identification only. Not to scale.
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DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

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