

8/5 Carrick Knowe Avenue, The Fairways Edinburgh, EH12 7BX

OFFERS OVER £200,000



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- First floor flat in small unique residential complex
- Living room with balconette and attractive view
- Fully fitted kitchen with fitted appliances
- 2 bedrooms, en suite shower room and bathroom
- Gas central heating and double glazing
- Communal garden and allocated parking
- 2 miles from Haymarket/West End
- EPC B

Description

An appealing first floor flat in a block of only six directly which directly borders the Carrick Knowe Golf Course. It is part of a small exclusive development built in 1999 by Teague Homes at the end of a quiet tree-lined street. The property has a well-considered layout featuring a central hallway giving access to all rooms. The living room benefits from French doors with Juliette balconette and a view over mature trees to the golf course beyond. There is a separate fitted kitchen with a wide window formation, 2 double bedrooms (master boasting en suite shower room) and bathroom.





Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

Grounds and Parking

There is a communal garden and paved parking bays one of which is allocated.

Location

This popular mature estate boasting an abundance of ornamental trees is bounded by Carrick Knowe Golf Course and Union Park. It is close to local shops, a well-regarded primary school with nursery, tram stop and large Tesco supermarket. Numerous recreational/social facilities including Corstorphine Hill, Edinburgh Zoo, off-road cycle tracks and David Lloyd Health Centre are within easy reach. There are frequent public transport links to the City Centre (3 miles) and Edinburgh Business Park.

Council Tax and EPC

It lies in Council Tax Band E and has a B-rated Energy performance certificate.

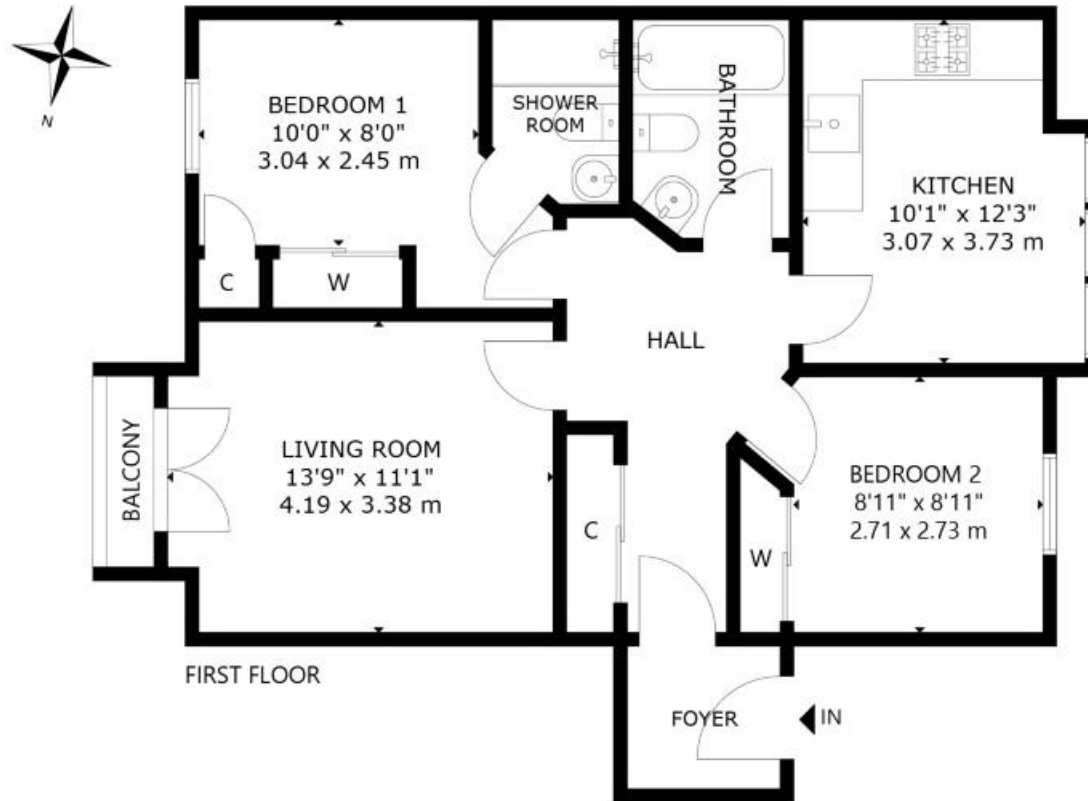
Valuation

The property has been valued by surveyors at £210,000.

Viewing

To view telephone the Agent on 0131 229 3399 (075958 20611 out with office hours).





FIRST FLOOR

8/5 CARRICK KNOWE AVENUE, EDINBURGH, EH12 7BX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 723 SQ FT / 67 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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