





## 45 Carrick Knowe Drive, Edinburgh, EH12 7EB

### Description

Bright and spacious three bedroom lower villa with private entrance and gardens. The property is decorated in a neutral colour scheme throughout and would make an ideal starter property or as an investment. There is UPVC double glazing and it benefits from gas central heating. From a commuting perspective, it is close to the tram and there are excellent bus services from nearby.

The accommodation comprises:

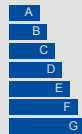
- Entrance hall with deep storage cupboard
- Well proportioned rear facing living room with large window overlooking the garden, laminate flooring and storage cupboard
- Bedroom three / dining room off the living room
- The kitchen is fitted with a range of high and low level beech wood effect storage units with marble effect laminate worktops with inset stainless steel sink; the appliances include an electric hob, electric oven, fridge and washing machine
- There are two well proportioned double bedrooms to the front, one of which has been partitioned to create a box room / home office
- The tiled bathroom is fitted with a three piece white suite with a WC, wash basin and bath with shower over



### VIEWING DETAILS

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

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)



EPC RATING  
C



LOOKING FOR MORE INFORMATION  
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



### Outside and Gardens

There is a sunny rear garden with south westerly aspect and a shared drying area. There is also a private front garden which is mostly laid to lawn. There is also unrestricted parking available on street.

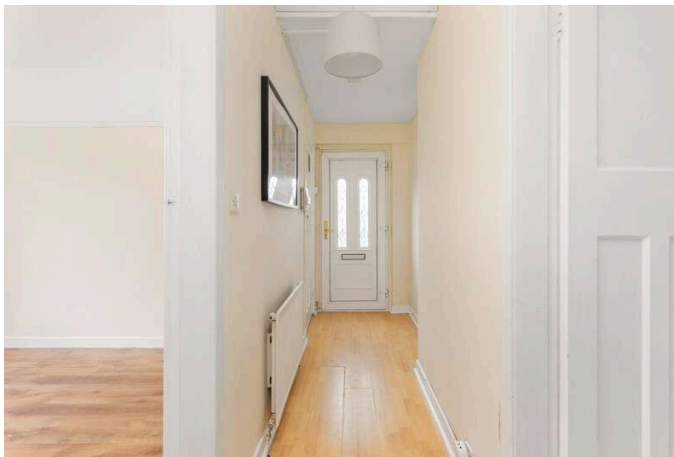
### Location

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 Saughton Road and it is only a short walk from the tram stop. 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, light fittings (excluding shades) and kitchen appliances will be included in the sale.

Council Tax - Band D

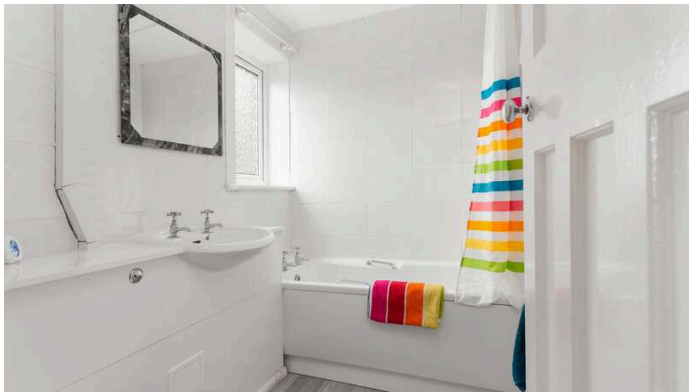
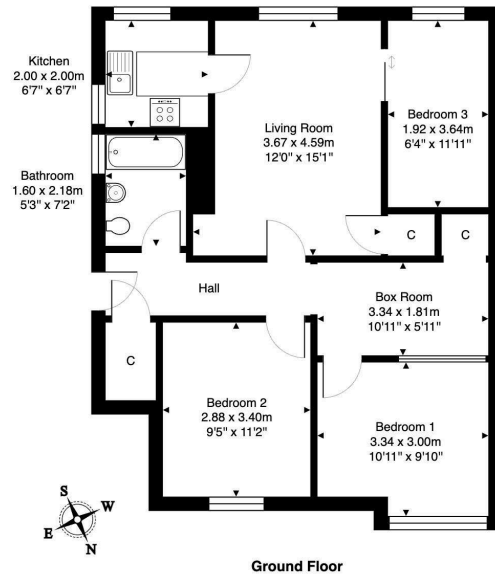




**45 Carrick Knowe Drive, Edinburgh, EH12 7EB**

Total Area: 68.2 m<sup>2</sup> ... 734 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**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](mailto:property@dmdpartnership.co.uk)

T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

PrimeLocation.com

espc

zoopla

rightmove