



186 Carrick Knowe Road, Edinburgh, EH12 7BP

Description

Bright and spacious two bedroom upper villa with private entrance and gardens. The property is well located close to a variety of amenities and well connected by transport links including the tram. The property has scope to be extended into the loft and has excellent potential. There is UPVC double glazing and it benefits from gas central heating.

The accommodation comprises:

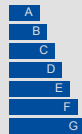
- Entrance hall with staircase to the first floor landing
 - Well proportioned rear facing living room with storage cupboard and large window overlooking the garden
 - The kitchen is fitted with a range of high and low level units with laminate worktops with inset stainless steel sink; the appliances include a gas cooker
 - There are two well proportioned double bedrooms to the front
 - The tiled bathroom is fitted with a three piece suite with a WC, wash basin and bath with shower over
- There rear garden is pleasantly landscaped and there is a shared drying area. There is also a private garden to the side of the property.



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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Outside and Gardens

There rear garden is pleasantly landscaped and there is a shared drying area. There is also a private garden to the side of the property.

Location

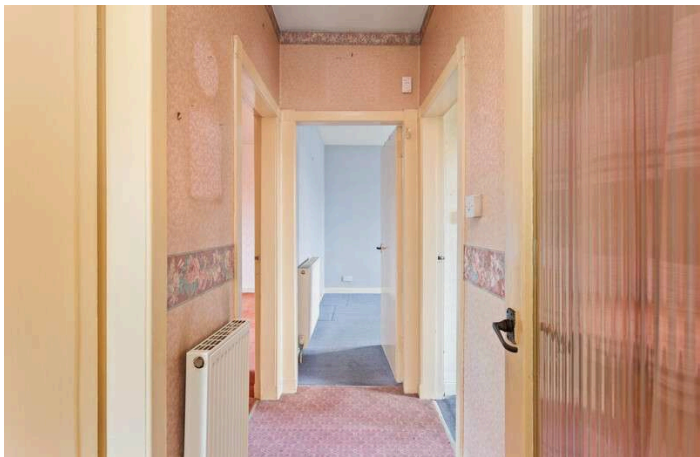
The property is situated within the popular residential area of Carrick Knowe, which lies in the south side of Corstorphine. Shopping and banking facilities are available at nearby St John's Road and Stenhouse Drive and it is conveniently located for The Gyle shopping centre. Frequent bus services are 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.

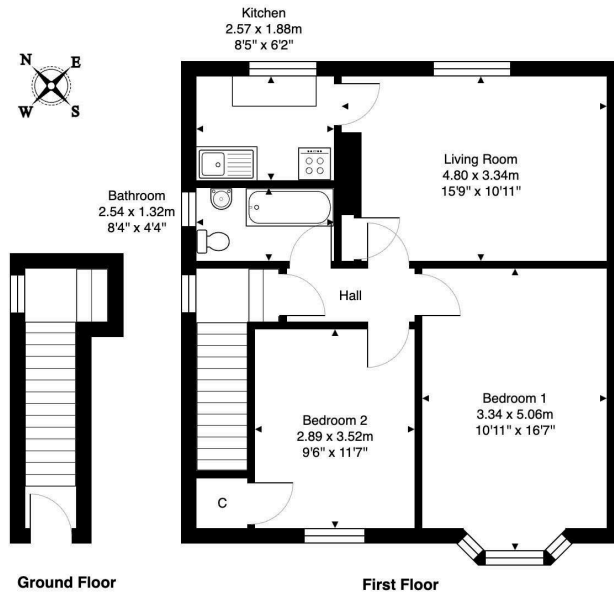
Extras

The fixed floor coverings, light fittings and gas cooker will be included in the sale.

Council tax

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





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Total Area: 66.2 m² ... 713 ft²

All measurements are approximate and for display purposes only



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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