



Set on a quiet street in the heart of Carrick Knowe is this spacious main door lower villa apartment with a sunny conservatory, private garden to the rear along with a driveway to the front. Surrounded by excellent local amenities, quick transport links and vast open green spaces this property would make an ideal first time buy or a buy to let investment. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage cupboard.
- Bright and spacious living room rear facing with access to the kitchen.
- Kitchen equipped with a range of wall and base units with white goods included in the sale. Patio doors access the conservatory.
- Sunny conservatory with direct access to the rear garden.
- Good sized double bedroom front facing with ample

- space for free standing furniture.
- Further double bedroom front facing.
- Bathroom comprising WC, Wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Private garden, patio area and garden shed, shared drying green.
- Driveway to the front with further on street parking.



Location

Carrick Knowe is a highly sought after residential district just outside of the city centre with its own shopping precinct, well regarded schools, public parks, and municipal golf course. A wide selection of local amenities cater for day to day requirements with further shopping opportunities at the Gyle Centre and Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level. Frequent public transport runs to the City Centre and surrounding areas and there is the added benefit of The Gyle train station nearby. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.

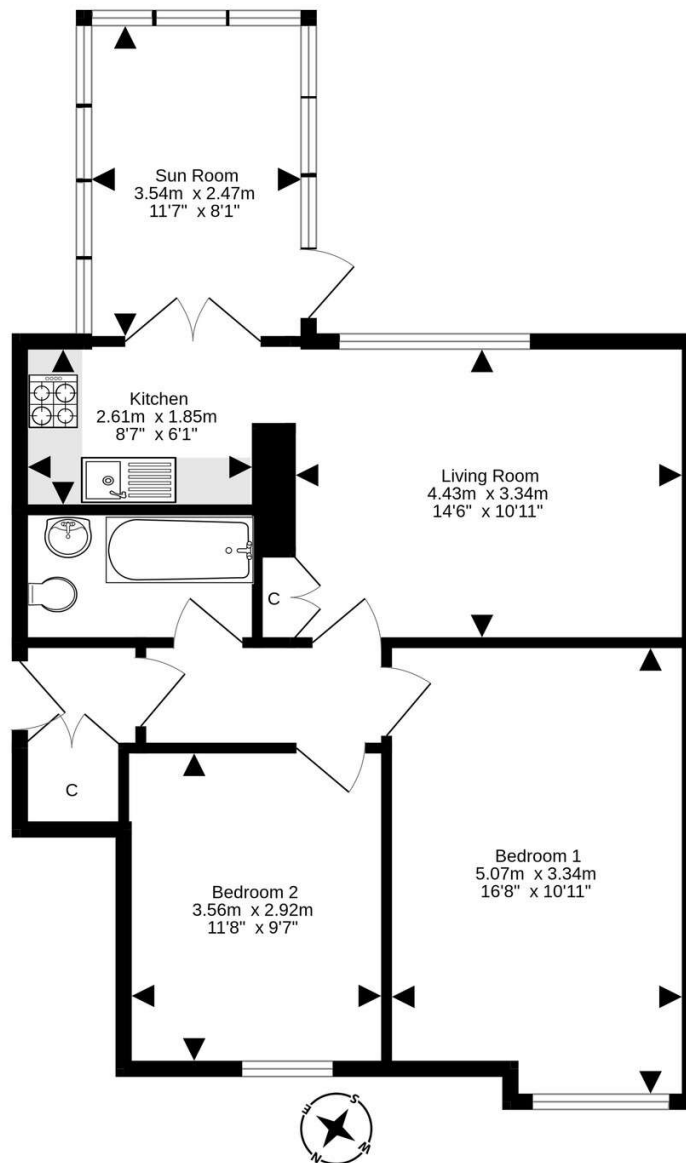
Extras

Included in the sale are the white goods in the kitchen, all floor coverings and fixtures & fittings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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 McDougall McQueen