










Offers Over

**£190,000**

## 38 Carrick Knowe Avenue

Carrick Knowe | Edinburgh | EH12 7BY

A superb opportunity has arisen to acquire this well-proportioned two bedroom main door upper villa, situated within a quiet pocket of the popular Carrick Knowe district of the City. Enjoying a large private garden and off-street parking whilst being close to excellent amenities and transport links, the property will undoubtedly suit a variety of purchasers including first-time buyers.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



## Description

The reception room is generously proportioned and features a rear aspect overlooking the scenic golf course, providing a tranquil and picturesque setting. The kitchen is fitted with a range of wall and base units, with tiling to the splashback areas, and shares the same delightful outlook as the reception room, making it a pleasant space for meal preparation. The principal bedroom is a large double room, featuring ample built-in wardrobe storage and offering a bright and welcoming ambiance. The second bedroom is also a double, located to the front of the property, with additional storage to suit various needs. Completing the property is a well-appointed bathroom, equipped with a three-piece suite, an electric shower over the bath, and tiling around the shower area for practicality and style.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

To the rear of the property lies a spacious private garden that boasts stunning views over the adjacent golf course, offering a serene and picturesque setting. The garden is thoughtfully designed to include an area of decking, perfect for outdoor entertaining, relaxing with family and friends, or simply enjoying the peaceful surroundings. This outdoor space provides ample room for various activities, such as gardening or dining al fresco. To the front of the property, a well-maintained driveway offers convenient off-street parking, ensuring easy access and practicality for homeowners and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

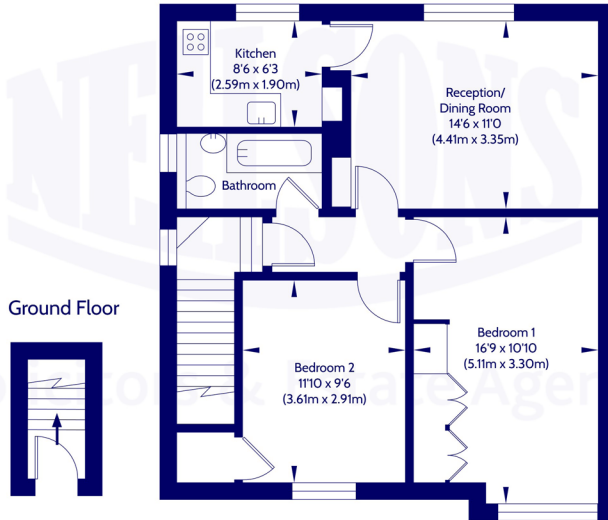
The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra & Lidl supermarkets within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City ByPass linking the main Scottish motorway network system and Edinburgh International Airport.



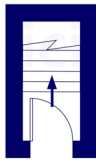


Approx. Gross Internal Floor Area 63.6 Sq M / 685 Sq Ft.

### First Floor



### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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