

COULTERS<sup>©</sup>

# 27 CARRICK KNOWE HILL

EDINBURGH, EH12 7BR

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

This spacious and well-presented main door lower villa with private front and rear gardens pleasantly situated on quiet residential street, close to a range of local amenities and commuting links such as the tramline. The property is presented to the market in move-in condition and would make an ideal purchase for first time buyers or professionals.

The property comprises of a welcoming hallway with great storage, a spacious living room with an outlook to the rear garden that leads directly into the kitchen with a range of floor and wall cabinets, integrated gas hob, oven and extractor hood.

## KEY FEATURES



Well presented lower villa.



Private front and rear gardens.



Situated on a quiet residential street.



Two generous double bedrooms.



Unrestricted onstreet parking.



Within walking distance of local amenities.



Master bedroom which benefits from natural light coming from a large bay window with plenty of space for standalone storage. A second bedroom generous in size and a contemporary 3-piece suite bathroom. The property also benefits from double glazing gas central heating.





## THE LOCAL AREA

Carrick Knowe is a residential area located in the western part of Edinburgh. It is a quiet and friendly neighbourhood known for its community spirit and green spaces.

Carrick Knowe has plenty of nearby beautiful parks and outdoor recreational areas, it is bordered by Saughton Park, which features lovely gardens, play areas, and even a walled garden with a range of plants and flowers.

The area also has convenient access to local amenities and services. There are several shops, supermarkets, and restaurants nearby. The neighbourhood is well-connected to the rest of the city by public transportation including the tramline which links you to the city centre and Edinburgh Airport.

## EXTRAS

All blinds, light fittings, fitted flooring, wardrobe and beside cabinets in second bedroom and integrated appliances are included in the sale price. The free-standing fridge freezer is available by separate negotiation.

## GET IN TOUCH

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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.