










Offers Over
£175,000

51 Carrick Knowe Terrace

Carrick Knowe | Edinburgh | EH12 7ES

A brilliant opportunity has arisen to acquire this well proportioned main door lower villa situated in a quiet pocket of the ever-popular Carrick Knowe. With a private front and rear gardens, this property will undoubtedly appeal to first-time buyers and professionals.

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



Description

Internally, the property is in good decorative order and briefly comprises of; welcoming entrance hallway with useful utility cupboard, bright and airy reception/dining room, modern fitted kitchen with a range of wall and base mounted units, two well-proportioned double bedrooms and contemporary partially tiled bathroom with three-piece suite and electric shower over bath. The property also benefits from gas central heating, double glazing throughout and good storage.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge, integrated freezer and washing machine.

Gardens & Driveway

There are well maintained private gardens to the front and rear of the property as well as a shared drying green. To the rear the garden is mainly laid with chip stone and patio area for ease of maintenance. The smaller shed will be included in the sale. To the front there is a well maintained garden with a driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.

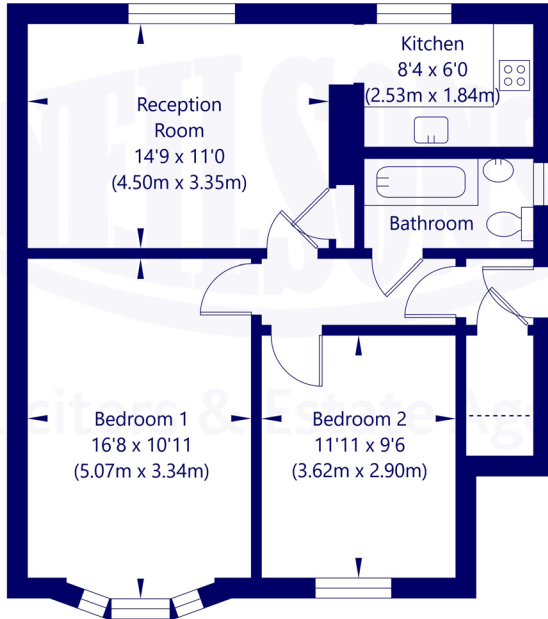




Location

The property is located in the sought-after residential area of Carrick Knowe, which is neighbored by Corstorphine, which lies to the west of Edinburgh City Centre. Many local shops and services are on hand including a Tesco supermarket with the nearby Gyle Shopping Centre and Hermiston Gait offering 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 By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

Ground Floor
Approx. Internal Area 60.79 Sq M / 654 Sq Ft.
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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