

8 Carrick Knowe Grove, Carrick Knowe Edinburgh, EH12 7DB

OFFERS OVER £180,000



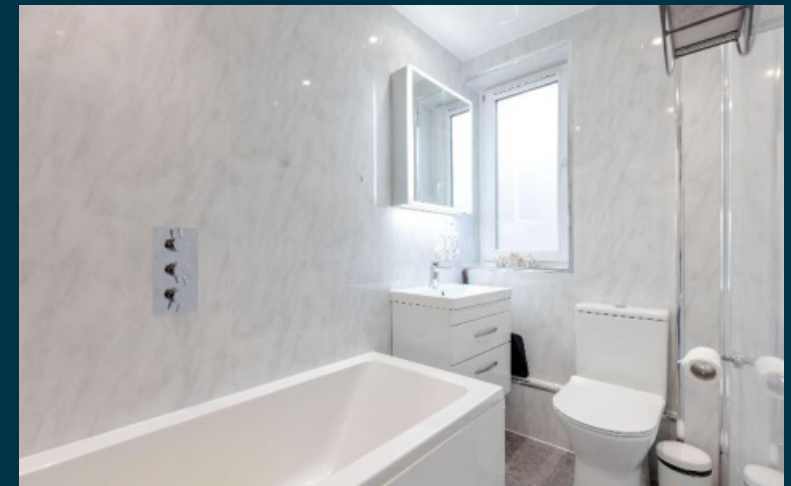
drummondmiller



- 1950's upper villa flat on popular residential estate
- Living room and separate fitted kitchen
- 2 double bedrooms and upgraded bathroom
- Modern GCH and replacement double glazing
- Extensively upgraded in recent years
- Own driveway and rear garden
- Close to excellent primary school and tram stop
- 2 miles from Haymarket/West End
- EPC D

Description

This well-proportioned upper villa flat (60 sqm) is in 'move-in' condition having benefitted from many recent improvements. It forms part of a block of four which is only a few minutes away from Carrick Knowe Golf Course. The property has a private entrance door at ground level giving access to the internal staircase. The living room is filled with natural light and the refitted kitchen is completely separate. There are 2 double bedrooms and a newly transformed bathroom/shower.





Central Heating and Double Glazing

Gas central heating was installed only three years ago (still under guarantee) and there is now replacement pvc double glazing.

Grounds and Drive

A monobloc driveway allows private off-street parking to the front. There is a private rear garden area which is in a private setting.

Location

The suburb of Carrick Knowe is situated right on the boundary with Corstorphine and lying between Carrick Knowe Golf Course and Union Park. It is a popular estate built in the mid 1950's and featuring an abundance of mature ornamental trees. It is close to local shops, a well-regarded primary school with nursery and tram stop. A very large Tesco supermarket is readily accessible as is South Gyle Retail Park. Numerous recreational/social facilities including Corstorphine Hill, Edinburgh Zoo, off-road cycle tracks and David Lloyd Health Centre are within easy reach. There are frequent public transport links to the City Centre (3 miles) and Edinburgh Business Park.

Council Tax and EPC

It lies in Council Tax Band C and has a D-rated Energy performance certificate.

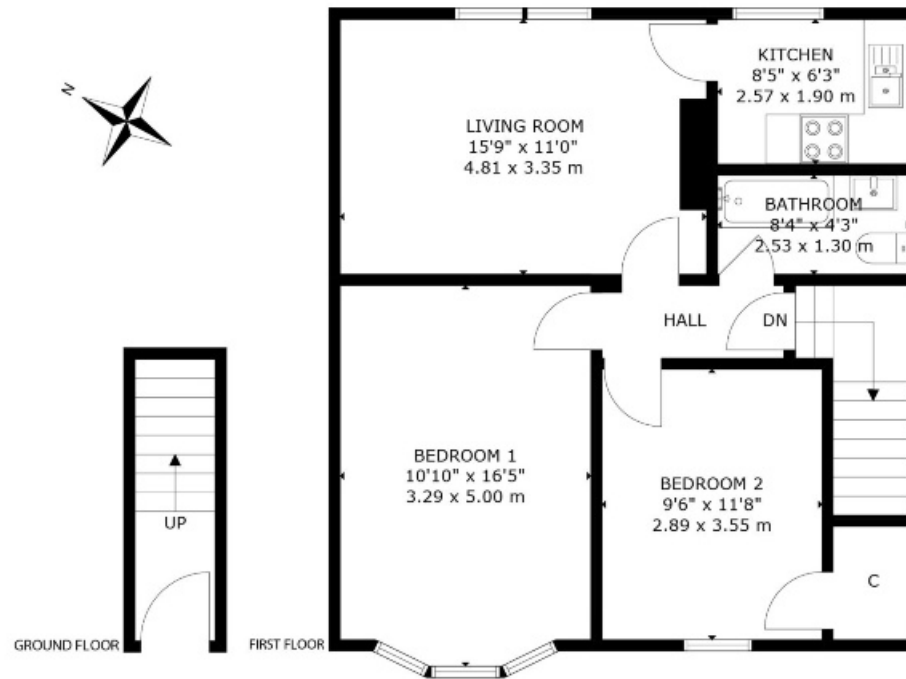
Valuation

The property has been valued by surveyors at £190,000.

Viewing

To view telephone the Agent on 0131 229 3399 (075958 20611 out with office hours).





8 CARRICK KNOWE GROVE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 709 SQ FT / 66 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or
 email sales@dm-property.com
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