



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**59 CARRICK KNOWE ROAD**

Carrick Knowe, Edinburgh, EH12 7BN



This two-bedroom main-door lower villa is situated in Carrick Knowe, close to excellent local amenities such as shops, schools at primary and secondary level (both catchment schools are within easy walking distance of the property), transport links (including three train stations within 10 minutes' drive), and scenic open spaces. The property is in need of modernisation, giving its new owner an exciting opportunity to create a modern home to their own tastes and requirements.

NB: Some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.

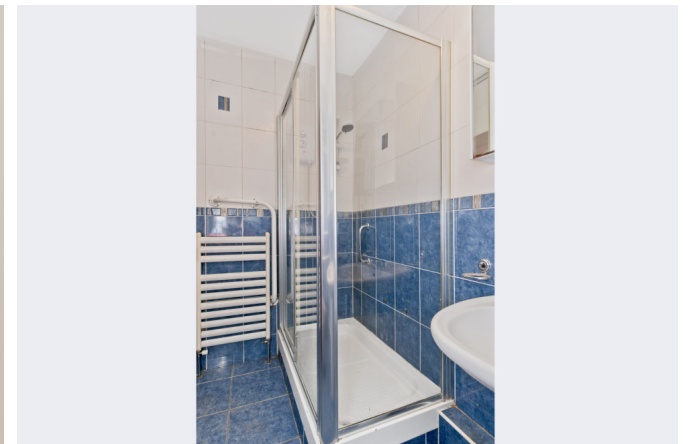


## FEATURES

- Main-door lower villa in Carrick Knowe
- Opportunity for renovation and modernisation
- Hallway with built-in storage
- Southeast-facing living room
- Bright kitchen
- Two well-proportioned double bedrooms
- Versatile sun room
- Shower room
- Private rear garden
- Private front driveway



"THIS TWO-BEDROOM  
LOWER VILLA IN  
CARRICK KNOWE  
OFFERS AN EXCITING  
RENOVATION  
OPPORTUNITY."



EPC RATING:



COUNCIL TAX BAND:



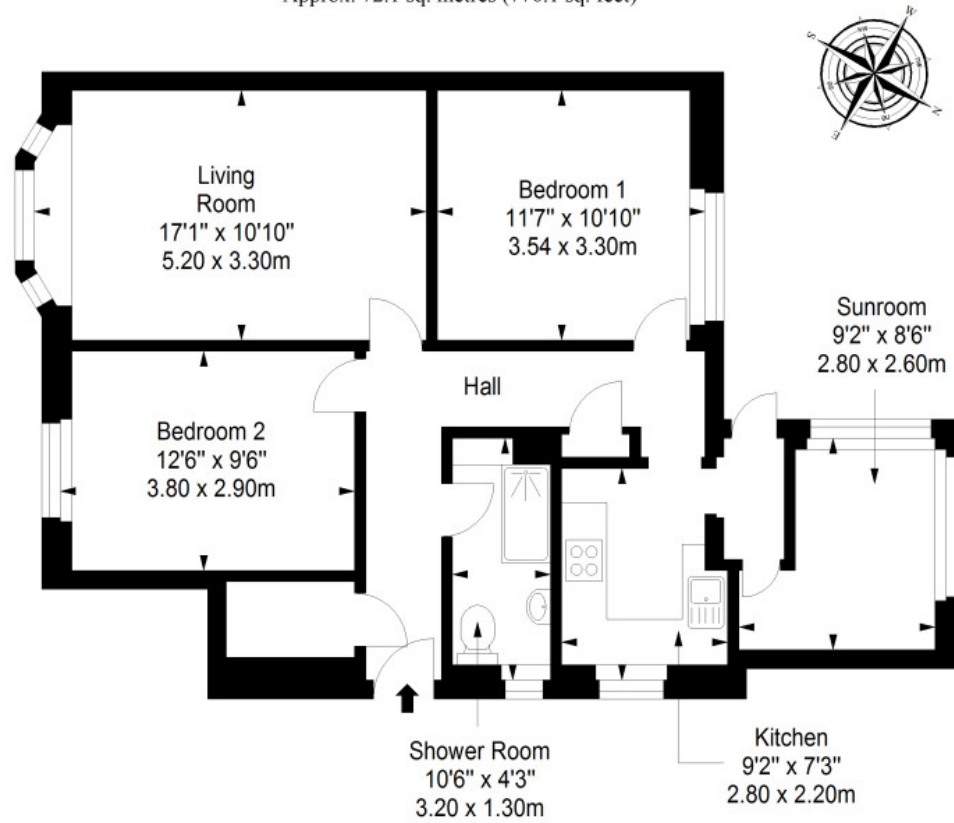
**VIEWINGS**

By appointment with Gilson Gray on 0131 516 5366



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**Ground Floor**  
Approx. 72.1 sq. metres (776.1 sq. feet)



Total area: approx. 72.1 sq. metres (776.1 sq. feet)

**EDINBURGH**

29 Rutland Square  
EH1 2BW  
0131 516 5366



**GLASGOW**

160 West George Street  
G2 2HQ  
0141 530 2021



**EAST LOTHIAN**

33 Westgate  
EH39 4AG  
01620 893 481



**DUNDEE**

2 West Marketgait  
DD1 1QN  
01382 201 000



**BORDERS**

01890 880 008

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.