



Offers Over
£195,000

53 Carrick Knowe Avenue

Carrick Knowe | Edinburgh | EH12 7DE

This superb main door double upper villa offers spacious accommodation, well positioned within a quiet tree-lined street of the ever popular Carrick Knowe. Offered for sale in good decorative order throughout, the accommodation would suit a variety of buyers from first time buyers to those looking for a family home. Carrick Knowe is a popular and leafy suburb to the west of Edinburgh city centre with excellent local amenities and transport links.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathroom
-  Floored & Lined Attic
-  On-Street Parking
-  Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



Description

Internally, the property briefly comprises of; entrance vestibule with stairs leading to upper floor, welcoming hallway, light and airy reception room with electric fireplace and storage cupboard, fitted kitchen with a range of base and wall mounted units and appliances, two good sized double bedrooms with fitted cupboards, and bathroom with three-piece suite and shower over bath. The fully floored and lined attic is accessed off the upper landing. Further benefits include gas central heating (new boiler installed February 2024) and double glazing.



Extras

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

Gardens & Parking

There are well looked after private gardens to the side and rear. To the rear the garden is mainly laid to lawn creating the perfect haven for outside dining/relaxing and for children to play. There is also a communal drying green to the rear and ample on-street parking to the front.

Viewing

By appointment through Neilsons 0131 625 2222.





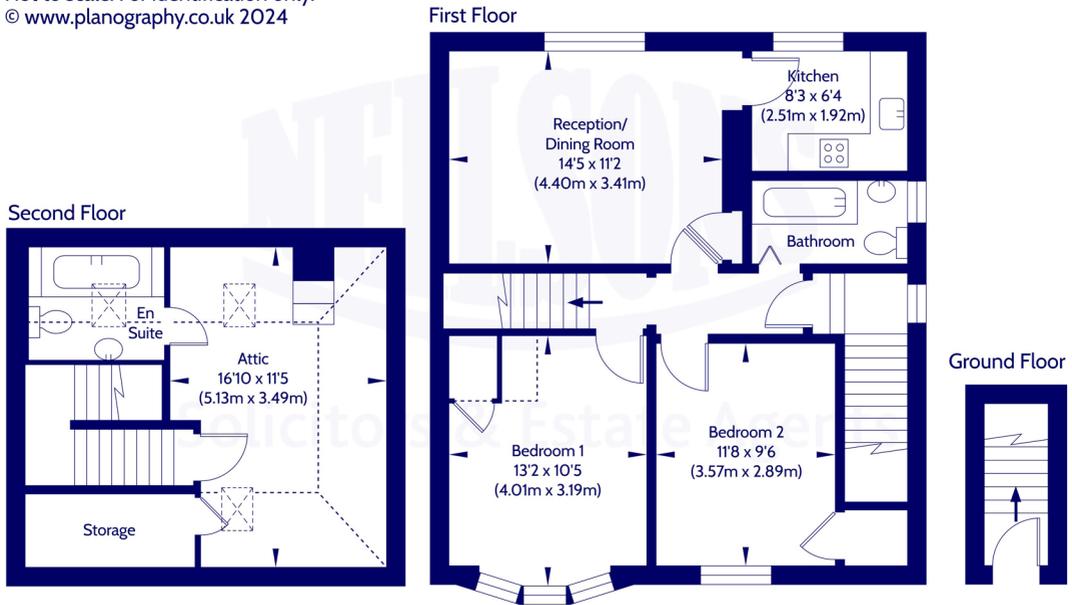
Location

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 By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Internal Area 92.2 Sq M / 992 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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