



Solicitors & Estate Agents










Fixed Price

£230,000

62 Carrick Knowe Drive

Carrick Knowe | Edinburgh | EH12 7EF

An excellent opportunity has arisen to purchase this spacious and bright main door double upper villa, well positioned within a quiet street in the ever-popular Carrick Knowe district. Offering flexible accommodation, the property is close to excellent amenities and transport links and would undoubtedly appeal to professionals and growing families.

-  4 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Rear Garden
-  EPC Rating – D
-  Council Tax Band – D



Description

In brief the accommodation comprises; stairs leading to welcoming entrance hallway, generously proportioned reception/dining room with under stair storage, open plan stylish fitted kitchen, utility room off it, two well proportioned bedrooms with fitted wardrobes/cupboards, and modern shower room. On the upper level there are two further double bedrooms and useful eaves storage. Further benefits include gas central heating and double glazing.



Extras

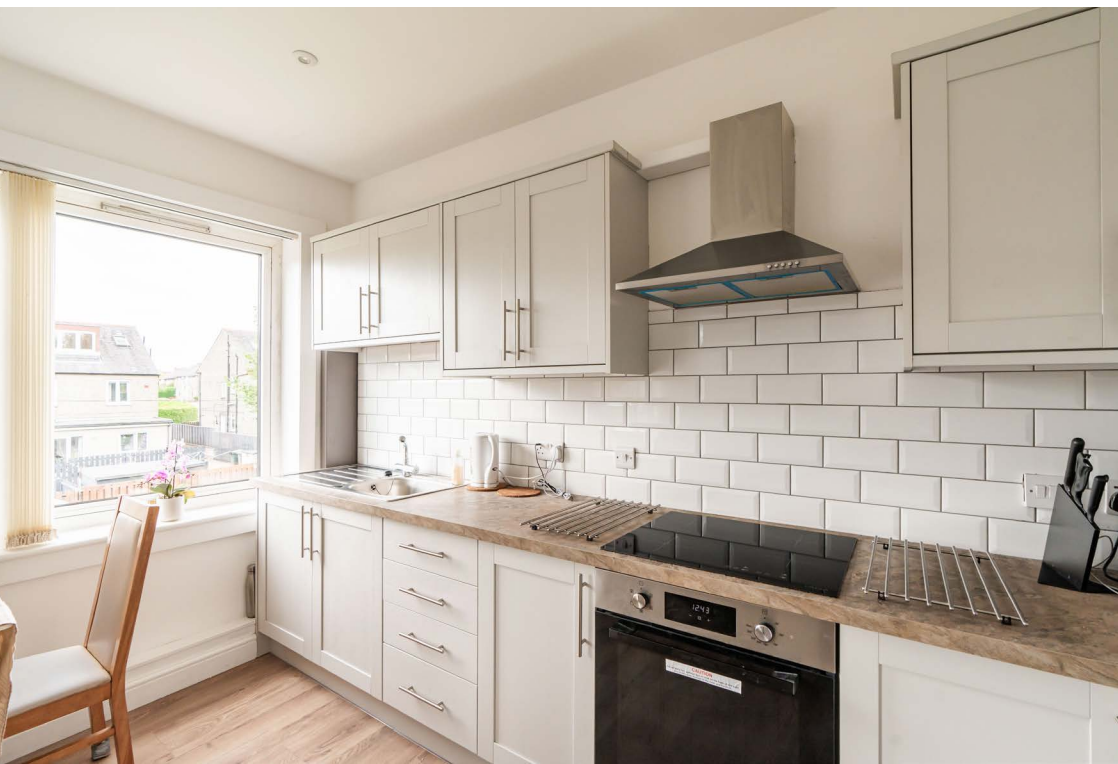
All fitted floor coverings and light fittings will be included in the sale together with the hob, oven, fridge/freezer, washing machine, freezer and tumble dryer.

Gardens & Parking

There is a well maintained private garden located to the rear of the property together with a communal drying green. For the car user there is a driveway offering off-street parking as well as ample on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





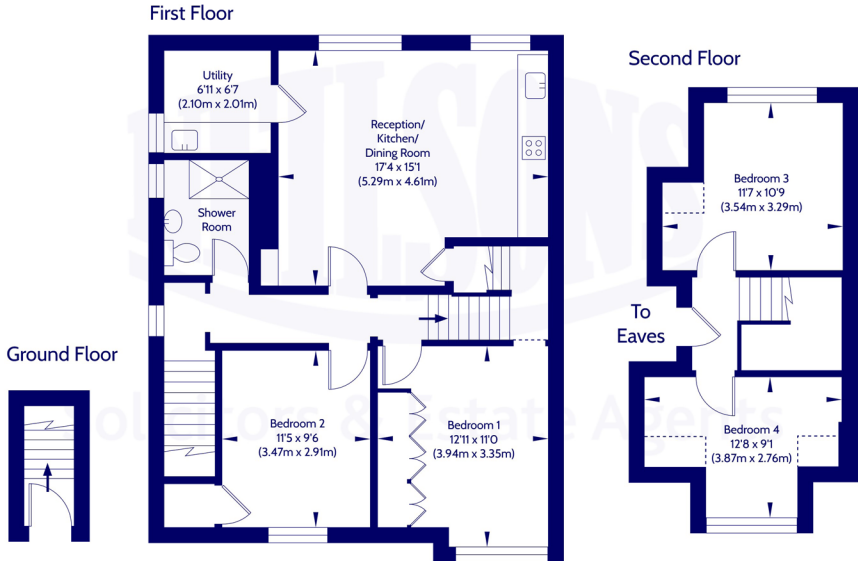
Location

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. Gross Internal Floor Area 95.34 Sq M / 1045 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

