










Offers Over

£225,000

43 Carrick Knowe Gardens

Carrick Knowe | Edinburgh | EH12 7EU

Neilsons are delighted to present this superb extended lower villa offering spacious and flexible accommodation in a peaceful location, convenient for local amenities and transport links. Sure to suit a variety of buyers, the property is offered for sale in true move-in condition and early viewing is strongly recommended.

-  3 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private Garden
Shared drying green
-  Driveway
-  EPC Rating – D
-  Council Tax Band – D



Description

Situated in the popular and established residential district of Carrick Knowe the property benefits from a private maindoor entrance which opens to an entrance vestibule with large storage cupboard also housing the boiler. A central hallway leads to the reception room, a spacious and attractively presented room ideal for both relaxing and entertaining, overlooking the private garden to the rear. The rear hallway with door out to the garden leads to the kitchen/breakfast room, a bright twin windowed room enjoying views towards Corstorphine Hill. The kitchen area is fitted with a good range of wall and base units with integrated oven, hob and cooker hood, leaving ample space for a table and chairs. Also accessed from the rear hallway is the Dining Room/Double Bedroom 3. The principal bedroom is a large bay windowed room to the front of the property, there is a 2nd generous double bedroom and a family bathroom with white suite and over bath shower. Benefits on offer include full double glazing and gas central heating from a Worcester combi boiler installed in 2021.



Extras

The garden shed, white goods in the kitchen, window blinds, curtain poles and light fittings are to be included in the sale. All curtains and the large wardrobe in the principal bedroom are available by separate negotiation.

Gardens and Parking

The property benefits from a private garden and shared drying green to the rear. The private garden is sheltered by a mature hedge offering a high degree of privacy and has been paved for ease of maintenance, offering the ideal spot for barbeques and al fresco dining during the warmer months, with the storage shed included offering ideal space for bikes, tools or garden furniture. Beyond the private garden is a large drying green, laid to lawn with clothes drying posts, shared with the upstairs neighbour. To the front, there is a neatly monoblocked driveway offering off-street parking for two cars with ample unrestricted on-street parking also available.



Please note that the images of double bedroom two have been virtually staged to demonstrate what the space would look like with furniture. The room is presently empty, as per the 'before' photographs which are also provided for your perusal.

Viewing

Please contact Neilsons on 0131 625 2222





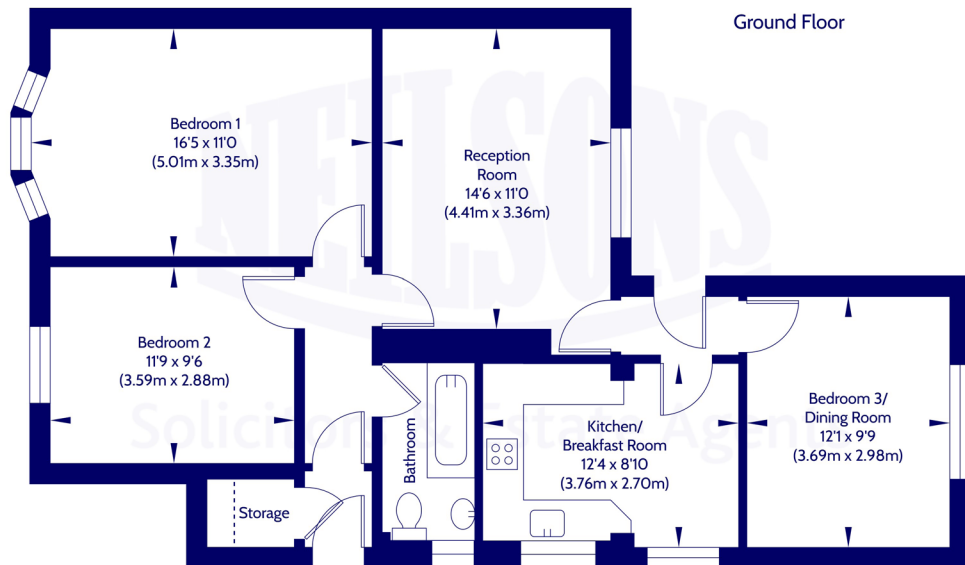
Location

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 neighboring Corstorphine. Nearby, the Gyle Shopping Centre and Hermiston Gait offer a wider range of high street-named stores quickly accessible by car or tram. 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 quickly 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 78.32 Sq M / 843 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



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



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