



126 Carrick Knowe Road, Edinburgh, EH12 7BW

Light and Immaculately Presented, Two-Bedroom, Lower Villa

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Property Description

Light and immaculately presented, two-bedroom, traditional, lower villa, with a private garden and a double driveway. Located in the popular Carrick Knowe area, to the southwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

In move-in condition, highlights include a fitted kitchen, with appliances, a modern bathroom and tasteful, contemporary decor. In addition, there is gas central heating, double glazing, well-proportioned rooms and good storage.

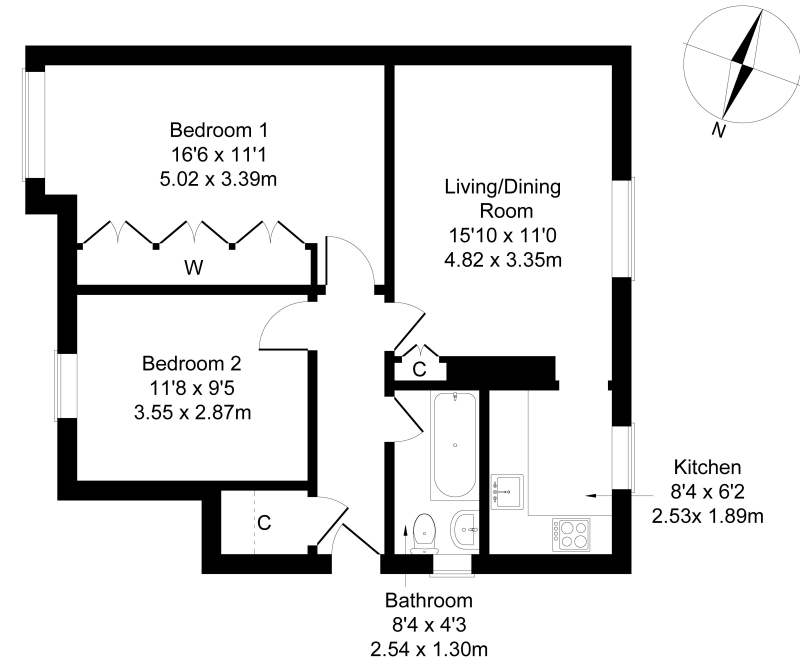
To the front, there is a double driveway, with an EV point, whilst, to the rear, is a private garden with a lawn, paved patio and storage shed.

A bright, welcoming entrance hall, with storage, is finished with light, neutral decor and wood-effect flooring. On the right, a reception room enjoys plenty of natural light from a wide, southwesterly-facing window and provides ample space for both lounge and dining furniture. Conveniently accessed from the living and dining room, a kitchen is fitted with modern, white units, wood-effect worktops and metro-tiled splash backs. Appliances include an integrated oven, gas hob, a freestanding fridge/freezer and a washing machine.

Across the hall, two double bedrooms continue the tasteful presentation of the living space, with the main bedroom further benefiting from generous, integrated wardrobe storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.

mov⁸ REAL ESTATE 126 Carrick Knowe Road, Edinburgh EH12 7BW
Estate Agents and Solicitors Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Ground Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Carrick Knowe, which lies just to the south of Corstorphine, is an established residential area with an excellent range of social and recreational facilities. There is good local shopping throughout, with nearby St. John's Road offering a range of amenities, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping centres offer an extensive range of high-street names. Numerous family-friendly public

parks and the woodlands of Corstorphine Hill are found in the area, whilst leisure facilities include Juvenile Health & Leisure at Leonardo Edinburgh Murrayfield, David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and Glasgow, and a range of highly-regarded nurseries and schools through all levels.





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