



118 Carrick Knowe Drive, Edinburgh, EH12 7EL

Light & Well Presented, Two Bedroom, Upper Villa.

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Property Description

Light and beautifully presented, two-bedroom, upper villa with extensive private gardens. Located in the popular Carrick Knowe area, lying to the west of Edinburgh city centre.

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

Highlights include a modern fitted kitchen, stylish bathroom, contemporary flooring and light tasteful decor - ready-to-move-in. In addition, there is gas central heating, recently installed double glazing, TV and phone points, and good storage provision including a loft. Externally, there is the lawn to the front and side offering easy conversion to a driveway; whilst to the rear is a private garden with a lawn and store shed, plus a shared drying green.

The entrance hall has space for outwear, and opens to the carpeted stairway, with a side aspect window on the upper landing for additional natural light. The main hall has carpeted flooring, two pendant light fittings, and gives access to all rooms except the kitchen.

South facing to the rear is a good-sized public room featuring an open-shelved press and French patio doors with a balconette offering supernatural light. Modern flooring runs continuously into the kitchen featuring stone-effect worktops with matching surround, a sink with drainer, fridge/freezer and an integrated electric oven and gas hob.

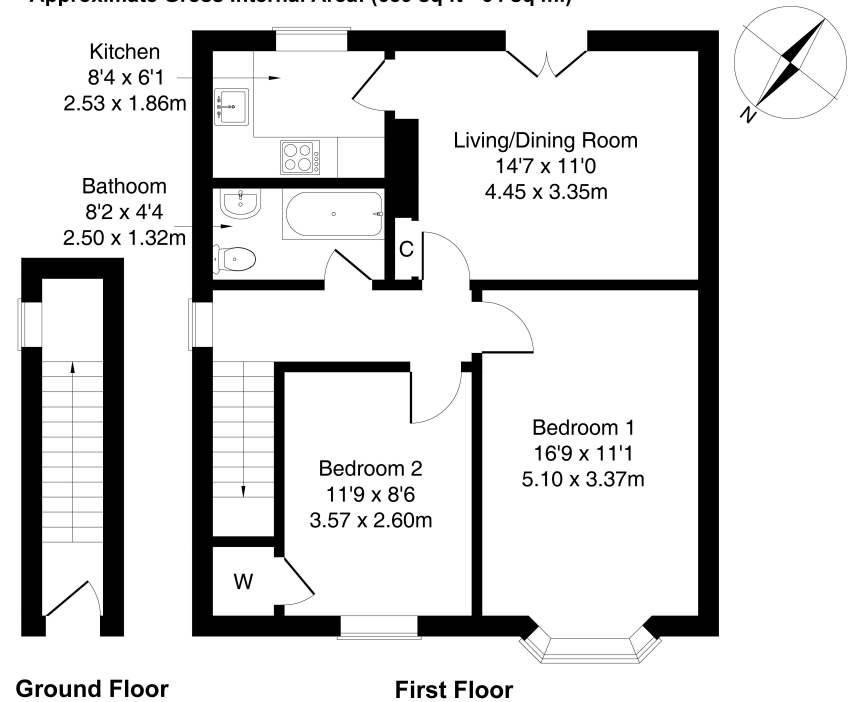
Front-facing is a spacious double bedroom featuring carpeted flooring and ample space for freestanding storage. Also to the front, bedroom two includes carpeted flooring, plain coving and a built-in wardrobe. The bathroom has a side aspect window and is fitted with a stylish suite, including a mains shower over the bath, tiled splash walls, and two wall cabinets.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (689 sq ft - 64 sq m.)



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 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 a more extensive range of high-street names. Numerous family-friendly public

parks and the woodlands of Corstorphine Hill can be 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 at all levels.





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