



### 28 Carrick Knowe Hill, Edinburgh, EH12 7BR

Two-Bedroom, Tradtional Lower Villa, with a Private Garden and a Driveway

Up to date price and viewing info at mov8realestate.com/property



# Property Description

Well-presented, two-bedroom, traditional lower villa, with a private garden and a driveway. Located in the popular Carrick Knowe area, lying to the south-west of Edinburgh city centre.

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

Features include a fitted kitchen, modern bathroom suite, gas central heating and double glazing. In addition, there is continuous, modern flooring, fitted bedroom wardrobes and a deep hall store.

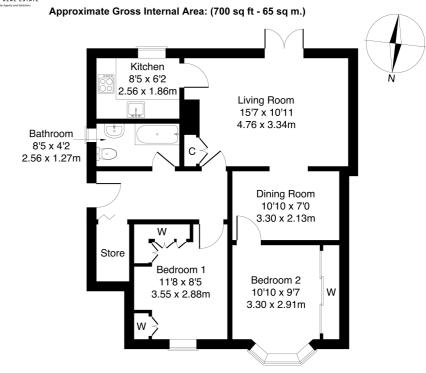
Externally, there is an enclosed wood-decked patio and a shared drying green to the rear, with a paved, double driveway to the front.

The entrance hallway gives access to all rooms, except the kitchen, and features a deep, built-in store and recessed spot lighting. South-facing to the rear is the living room, with French doors opening to the wood-decked terrace patio. There is also a built-in press cupboard and the living room is semi-open to the flexible dining/family room. Set off the living room, also with a south-facing window, is the kitchen, with fitted units and worktops, a sink and a drainer, an integrated oven and a gas hob.

To the front, off the hall, bedroom one has fitted wardrobes and overbed units whilst, set off the dining room, bedroom two includes fitted mirrored wardrobes and a bay window.

Completing the accommodation, a bathroom has a side aspect window and is fitted with a modern suite, including a shower-over-bath, a chrome ladder-style radiator and tiled splash walls.

### Omov<sup>8</sup> 28 Carrick Knowe Hill, Edinburgh, EH12 7BR



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 highstreet names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill are found in the area, whilst leisure facilities include Juvenate 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.



















### **Our Services**

Free pre-sale property valuations
Great value fixed estate agency fees
Extensive buyer matching database
Purchase and sale conveyancing

#### **Contact Us**

0345 646 0208 sales@mov8realestate.com www.mov8.com

#### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ Glasgow Office 77 Renfrew Street, Glasgow, G2 3BZ



in

You Tube

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.