



28 Carrick Knowe Hill, Edinburgh, EH12 7BR

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

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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.

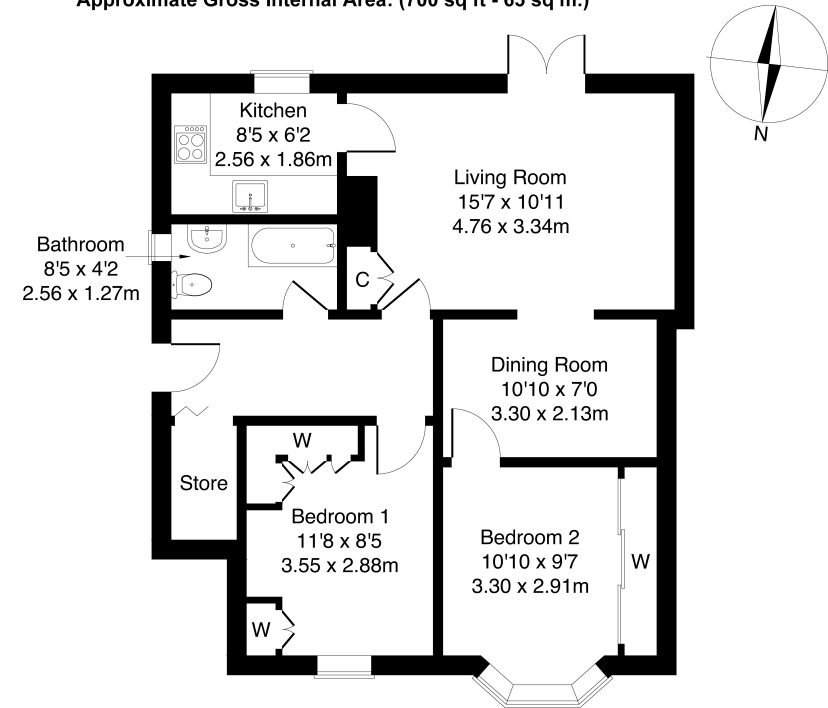
To the front, off the hall, bedroom one has fitted wardrobes and overbed units whilst, set off the dining room, bedroom two includes fitted mirrored wardrobes and a bay window.

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.



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Approximate Gross Internal Area: (700 sq ft - 65 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 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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