



64 Carrick Knowe Road, Edinburgh, EH12 7BL

Light and Tastefully Presented, Traditional, Two-bedroom, Upper Villa

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Property Description

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

Comprises an entrance hall and stairway, hall, living room, kitchen, two double bedrooms and a shower room.

Highlights include a fitted kitchen, with appliances, a stylish contemporary bathroom, gas central heating and double glazing. In addition, there are well-proportioned rooms and good storage, including a loft space, offering a development opportunity, with the appropriate permissions.

There is a paved driveway to the front, whilst the generous, southerly-facing rear garden has a lawn, patio, store shed and greenhouse.

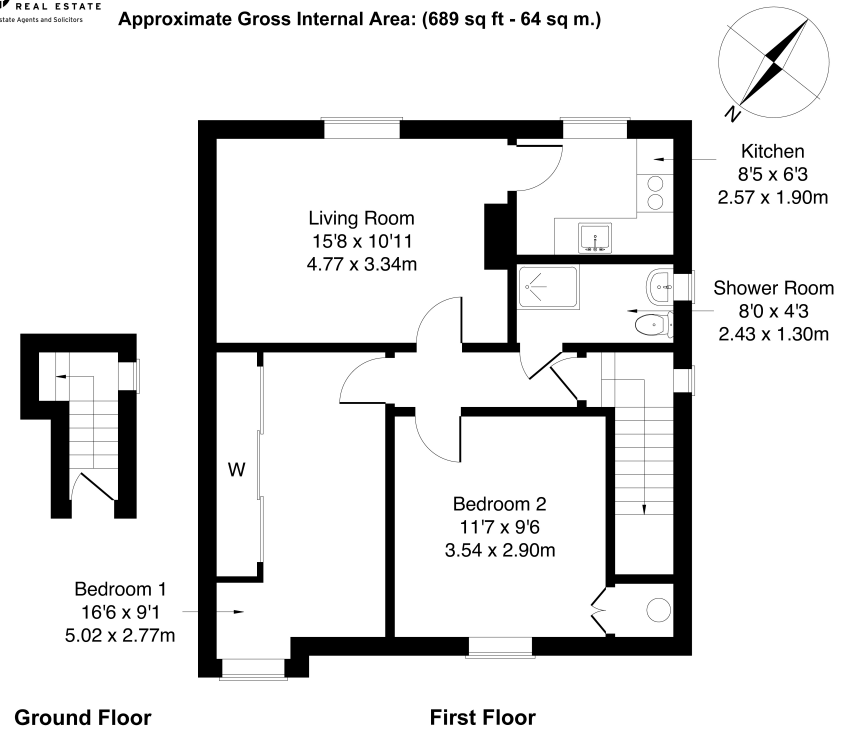
A bright entrance staircase and landing are finished with carpeted flooring and light, neutral decor. Enjoying plenty of natural light and leafy, open views, from a southeasterly facing widow, a tastefully presented living room features a traditional fireplace and provides ample, flexible floor space for freestanding lounge furniture. Conveniently adjoining, a kitchen is fitted with wood-effect units and marble-effect worktops. Appliances include an integrated oven, a gas hob, a freestanding fridge/freezer and a washing machine.

Set to the opposite aspect, two double bedrooms are well-proportioned and continue the tasteful presentation of the living space, with bedroom two benefiting from built-in cupboard storage and the main bedroom enjoying integrated wardrobe storage.

Completing the accommodation, a contemporary shower room comprises a glazed shower cubicle, a two-piece suite set into storage, a ladder-style radiator and tiled splash walls and flooring.

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64 Carrick Knowe Road, Edinburgh, EH12 7BL
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 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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