



6/6, Carrick Knowe Avenue, Edinburgh, EH12 7BX

Well-Presented, Two-Bedroom, Second-Floor Flat with Allocated Parking Space

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Property Description

Well-presented, two-bedroom, second-floor flat in a factored development with leafy views, and an allocated parking space. With an end-of-cul-de-sac position, adjacent to Carrick Knowe golf course, in the Carrick Knowe area, west of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, and an en-suite shower room and bathroom.

Features include contemporary flooring, a Juliet balcony for the lounge, double glazing and gas central heating. In addition, there is a fitted kitchen, and good storage including mirrored bedroom wardrobes and a hall cloak/store.

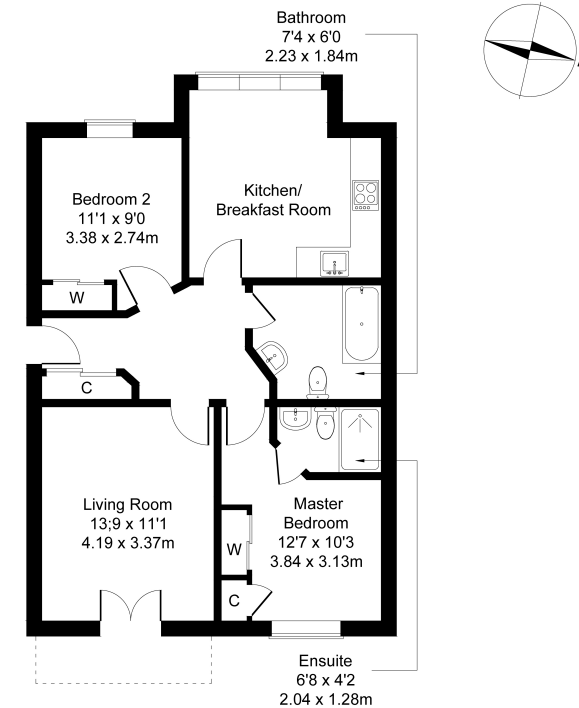
The development includes a secured entry system, a shared bike store, and a residential car park with additional visitors' parking.

A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. Set to the front, a good-sized living room is finished with light decor, wood-effect flooring, and a Juliet balcony with leafy views. To the rear, a generous kitchen has space for dining if desired, and triple windows allowing plenty of natural light. Fitted units and worktops include matching splashbacks, a sink with a drainer, an integrated hob and oven, and space for freestanding appliances.

The master bedroom is set to the front, including a built-in wardrobe, a further built-in storage cupboard, and a modern en-suite shower room. A further bedroom is set to the rear, also including a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a three-piece suite with a shower over the bath 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 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.





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