



101 Carrick Knowe Road  
CARRICK KNOWE | EDINBURGH | EH12 7BP



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Well presented two bedroom lower villa boasting generous sized private gardens and front driveway in a quiet position in an ever popular area with easy access to a variety of amenities. Viewing is highly recommended to appreciate this rarely available property with its own private entrance. Light and spacious accommodation is on offer, benefiting from all modern comforts. The accommodation comprises a large living room with patio doors to the garden, a kitchen currently providing fridge/freezer, induction hob, oven and fan, dishwasher, two well proportioned bedrooms, the master with built in storage and completing the accommodation the stylish bathroom with shower over the bath. Private outdoor space includes gardens to the front and rear of the property which are ideal for outdoor relaxation and include a patio, shed and gravel. There is also ample on street parking. Early viewing is highly recommended.

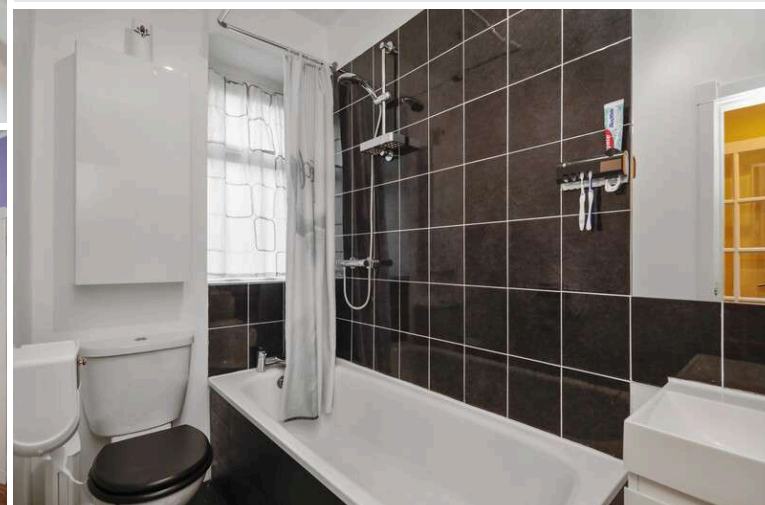
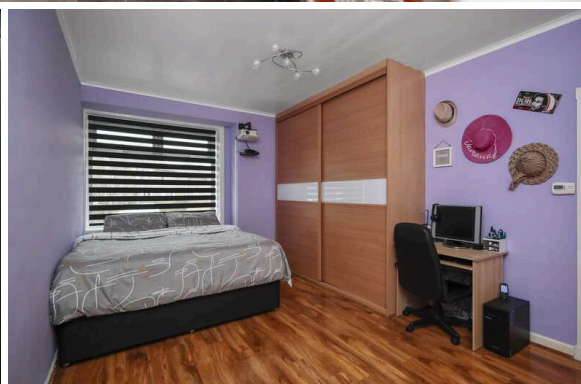
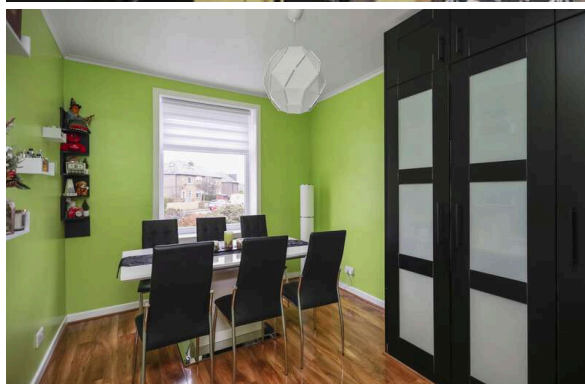
- Two Bedroom Lower Villa
- Living room with patio doors to the garden
- Fitted kitchen
- Two bedrooms
- Stylish Bathroom
- Hallway
- Gas central heating and Double glazing
- Private gardens and front driveway
- Unrestricted on-street parking

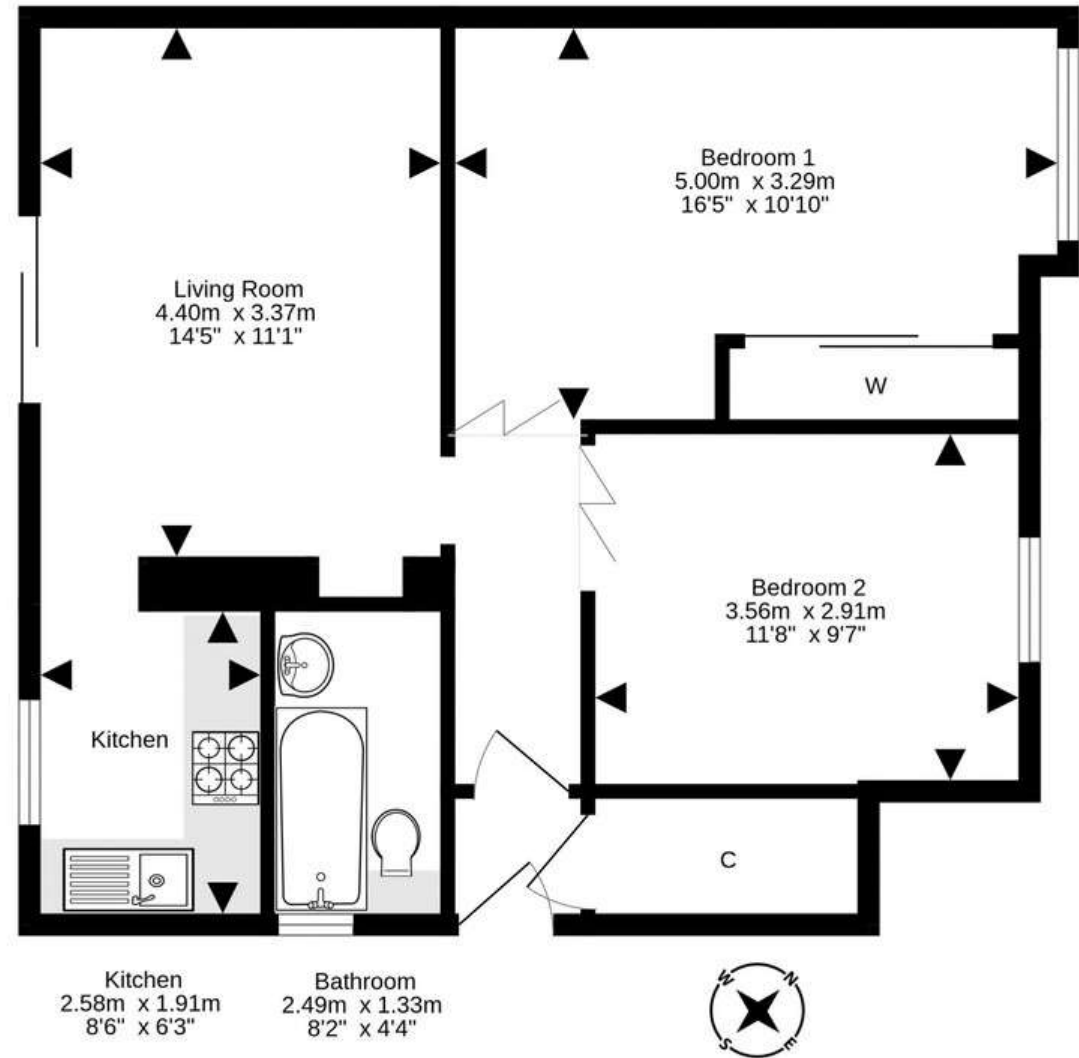
All integrated kitchen appliances, curtains, blinds, white shelves under television, the wardrobe in the dining room and main bedroom, hanging cabinet in bathroom and garden shed will be included in the sale of the property. All other furniture is available upon sperate negotiation. EPC C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Carrick Knowe is a popular residential district some 4 miles from Edinburgh City Centre with its own shopping precinct, school, public park and municipal golf course. A wide selection of local amenities cater for day to day requirements with further shopping opportunities at the Gyle Centre and Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level. Frequent public transport runs to the City Centre and surrounding areas and there is the added benefit of The Gyle train station nearby. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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