



Offers Over

£199,000

186 Carrick Knowe Road

Carrick Knowe | Edinburgh | EH12 7BP

Recently refurbished, main door upper villa situated in the popular residential area of Carrick Knowe, close to excellent local amenities and transport links. With a private garden and in true move in condition, this property is sure to appeal to first time buyers and professionals.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Private garden
-  On street parking
-  EPC rating – C
-  Council tax band - C



Description

From a main front door, steps lead up to the first floor and the accommodation briefly comprises entrance hallway with storage cupboard, a bright and airy lounge to the front, brand new modern kitchen with stylish wall and base units and co-ordinating worktops, two double bedrooms and new bathroom with mains shower over bath. There is attic space which offers potential to extend, subject to the necessary planning permissions.

The property further benefits from gas central heating and double glazing.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fixtures and fittings will be included in the sale along with the gas hob, electric oven and shed.

Gardens and Parking

There are private garden areas to the side and rear and a shared drying green, There is unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).



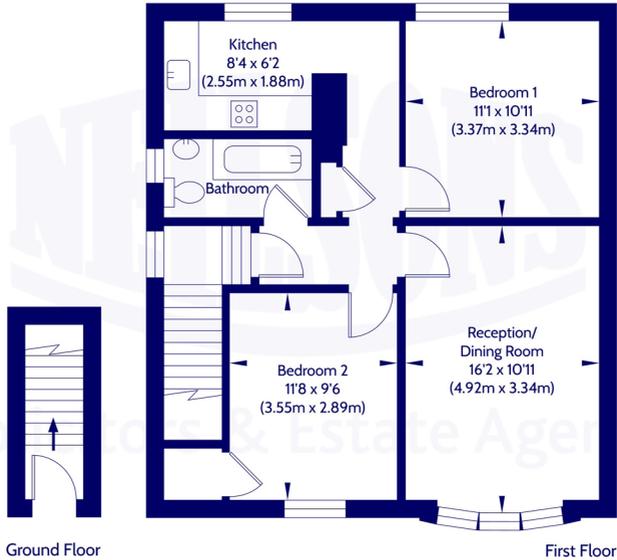


Location

The property is located in the sought-after residential area of Carrick Knowe, which is neighboured by Corstorphine and lies to the west of Edinburgh City Centre. Many local shops and services are on hand including a Tesco supermarket, with the nearby Gyle Shopping Centre and Hermiston Gait offering a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Gross Internal Floor Area 64.97 Sq M / 700 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138 St John's Road
Edinburgh

Property Department

142 St John's Road
Edinburgh

City Centre

2a Picardy Place
Edinburgh

South Queensferry

37 High Street
South Queensferry

Bonnyrigg

72 High Street
Bonnyrigg

