



Solicitors & Estate Agents










Fixed Price

£245,000

256 Carrick Knowe Avenue

Corstorphine | Edinburgh | EH12 7DQ

Neilsons are delighted to offer to the market this lovely and bright, south facing terraced villa with private gardens to both the front and rear and enjoying a delightful open aspect to the front over parkland and beyond to the Pentland Hills. Quietly positioned within a pleasant cul-de-sac setting in the popular Carrick Knowe district of the city, well placed for access to excellent amenities, commuting links and reputable schooling.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – B



Description

The property shall undoubtedly appeal to a wide variety of buyers seeking a great home in an excellent location and merits internal viewing to be fully appreciated. In good order throughout, the light and neutral accommodation comprises; entrance hallway, good sized lounge with front facing aspect. There is a sizeable fitted kitchen/breakfastroom to the rear with direct access to the garden. An understair cupboard provides additional storage provisions. The kitchen itself is fitted with a range of wall and base with cleverly designed built-in breakfast bar. There is a built-in gas hob, electric oven and hood together with a free standing washing machine, which shall be included in the sale. Upstairs, there are two generously proportioned double bedrooms, both with built-in storage and the bathroom comprises of a modern suite with electric shower over bath. Further benefits include a large attic, gas central heating with combi boiler and double glazing.

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



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood and washing machine.

Gardens and parking

There is a private garden to the front and rear and ample on-street parking within the street.

Viewing

By appointment with Neilsons on 0131 625 2222.



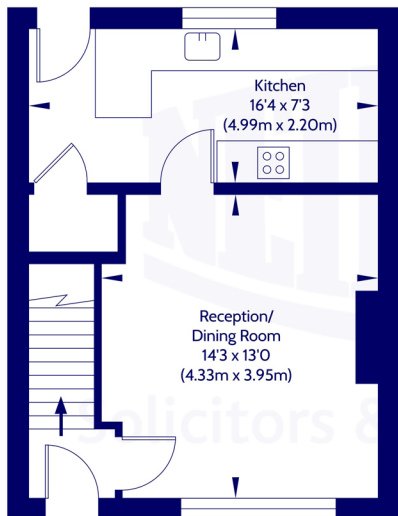


Location

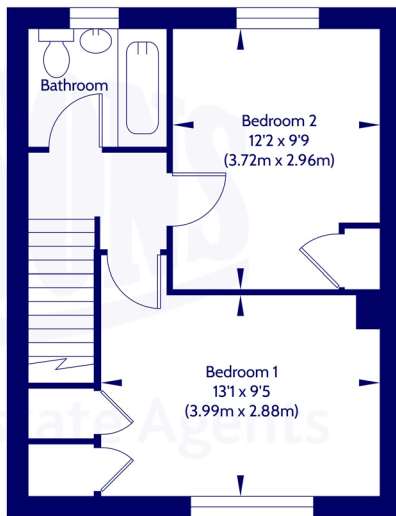
The property is in the ever-popular residential area of Carrick Knowe which in turn is close to Corstorphine lying to the west of the City Centre. Many local shops and services are on hand with a 24hours Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider 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 66.53 Sq M / 716 Sq Ft.



Ground Floor



First Floor

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.



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