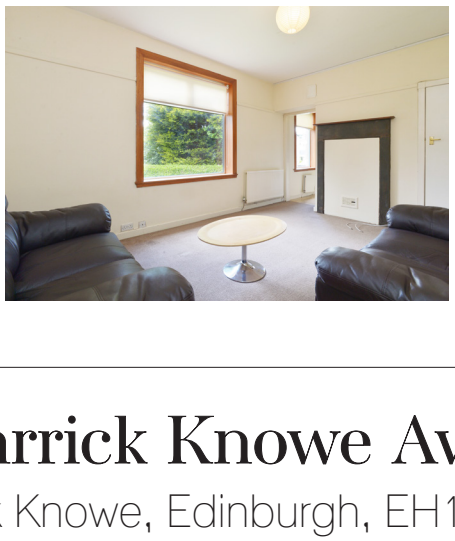
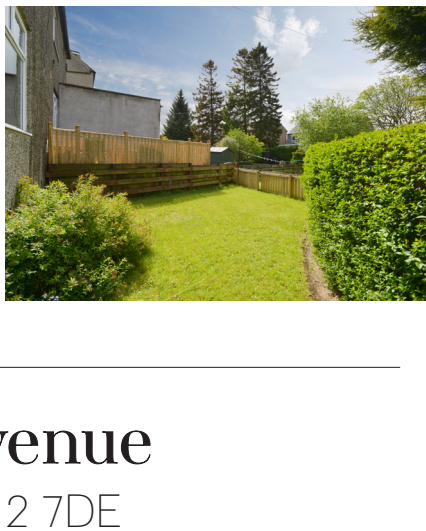


Particularly appealing lower villa

With accommodation in good decorative order







87 Carrick Knowe Avenue

Carrick Knowe, Edinburgh, EH12 7DE

Scan Here!

2 BED

1 BATH

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McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

87 Carrick Knowe Avenue

Carrick | Knowe | Edinburgh

Carrick Knowe is a popular residential area situated to the west of the city centre and bounded by Corstorphine Hill to the north and Carrick Knowe Golf Course to the east. It is an exclusively residential district, comprising mainly upper and lower villa flats, with good sized gardens to both front and rear.

The main shopping centre in this part of the city is Corstorphine itself, and many would consider this to be one of the city's best served suburban shopping centres providing an exceptionally wide range of facilities and amenities. There are all the usual banking, building, building society and Post Office services.

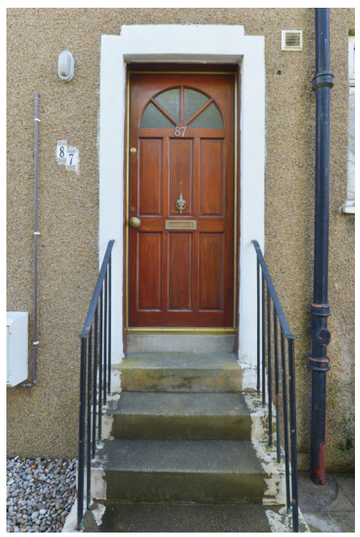
At South Gyle there is a large branch of Morrisons and Marks & Spencers, as well as several other high street type shops and this precinct could satisfy almost every requirement. Should more extensive shopping facilities be required, they can be found in the city centre. Using one of the many and frequent bus services that pass through the district, the West End is only about two and half miles away.

Edinburgh's formal entertainment facilities tend to be highly concentrated in the West End, where there is a wide choice of theatres and cinemas, all manner of restaurants and bars. For those who prefer open air recreational facilities, Corstorphine Hill provides pleasant almost country-like walks and there are good local golf courses nearby. Cramond foreshore is only a short journey away.

From Corstorphine, there is easy access to most parts of the city as well as the city by-pass. This is therefore a convenient location for anyone whose job requires them to travel throughout the region. There are direct links to the M8 and Glasgow, the M9 and Stirling, as well as the Forth Road Bridge and the North of Scotland.

We are delighted to bring to the market this particularly appealing lower villa situated in the popular Carrick Knowe district lying to the west of the city centre. Internally the accommodation is in good decorative order and briefly comprises, entrance hallway which provides access to the lounge, two double bedrooms, one with a bay window and bathroom with shower. The fitted kitchen is situated off the lounge and benefits from a gas hob, washing machine and integrated fridge freezer.

Externally there is a private sunny west facing rear garden which is also open to the south and a enclosed private front garden. A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost effective living environment.





















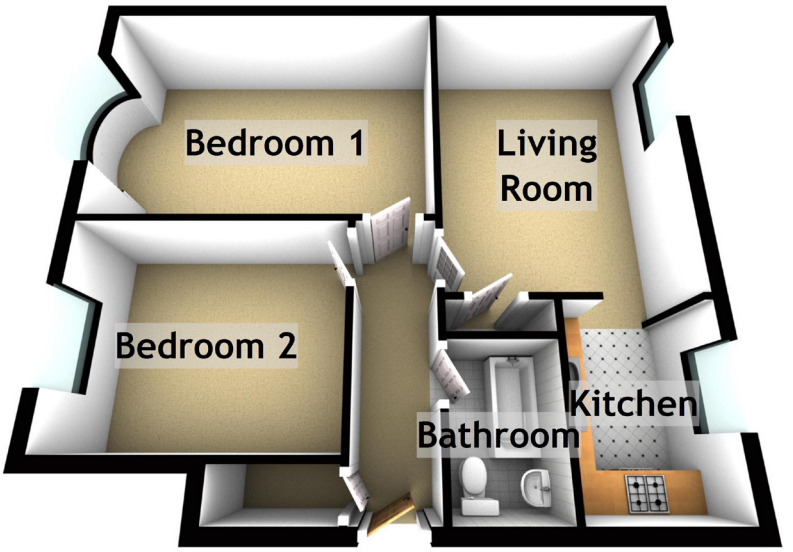








Specifications



APPROXIMATE DIMENSIONS
(Taken from the widest point)

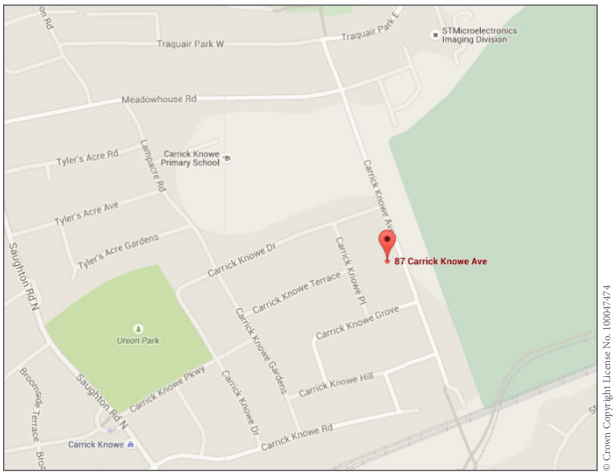
Kitchen	2.57m (8'5") x 1.88m (6'2")
Living Room	4.40m (14'5") x 3.36m (11')
Bedroom 1	4.71m (15'5") x 3.32m (10'11")
Bedroom 2	3.57m (11'9") x 2.91m (9'7")
Bathroom	2.57m (8'5") x 1.35m (4'5")

GROSS INTERNAL FLOOR AREA (M²)

60 Square Metres or thereby

EXTRAS
(Included in the sale)

Sold as seen. All items included.



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JOSH STEEPLES
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer