




McEwan Fraser Legal
Solicitors & Estate Agents
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12 Carmel Avenue
KIRKLISTON, EDINBURGH, EH29 9DA

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Kirkliston is a small town approximately twelve miles West of Edinburgh city centre, conveniently located for easy access to the Edinburgh City Bypass and Scottish motorway network, the Forth Road Bridge and Edinburgh International Airport. Local amenities cater for day to day needs and other retail facilities can be found close by at the Gyle Shopping Centre on the outskirts of Edinburgh or to the West of the village at Livingston's shopping centres.

Part Exchange available. We are delighted to bring to the market this beautiful two bedroom mid-terraced home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway it is immediately apparent that the current owners have utilised the space with a large cupboard and versatile study/utility area. Room usage throughout can be adapted to meet individual purchasers needs.

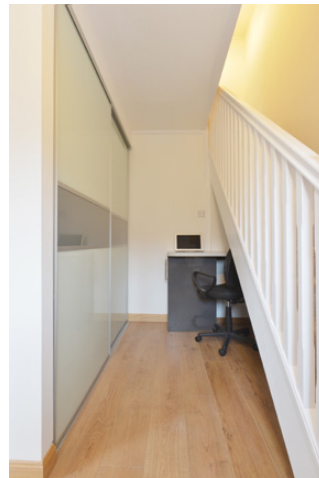
The property has an entrance porch, bright airy front facing lounge offering good furniture configurations, there is also ample space

for a dining table making this the perfect area for dining and relaxing with family and friends. There is access to the back garden via French doors. The fully fitted kitchen includes a good range of floor and wall mounted units with breakfast bar, gas range cooker, integrated dishwasher and space for washing machine fridge and freezer, making this the ideal kitchen for the aspiring chef.

Journey upstairs to find two good-sized bedrooms offering good furniture configuration, both with fitted cupboards (master with additional walk-in wardrobe). The family bathroom with rainfall mains shower over bath, wash hand basin and WC. Also on the upper landing is access to the attic as well as an additional storage cupboard. Internally the property benefits from double-glazing and gas central heating (combi boiler) throughout.

The back garden has been laid to lawn and the front garden is low maintenance. Both gardens are private and fully enclosed.

Early viewing is recommended.



SPECIFICATIONS

FLOOR PLAN /
PROPERTY LOCATION /

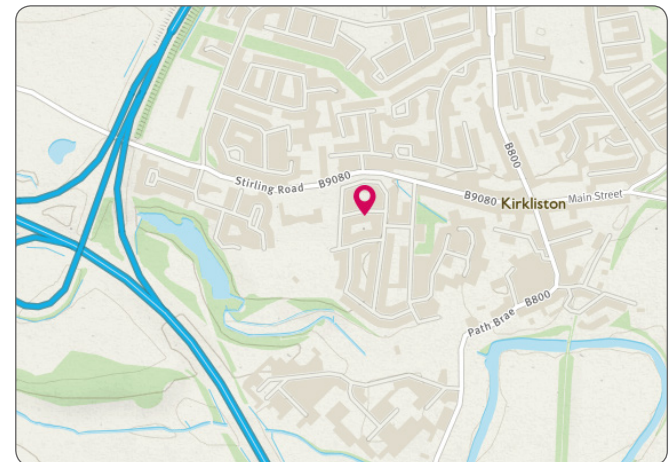
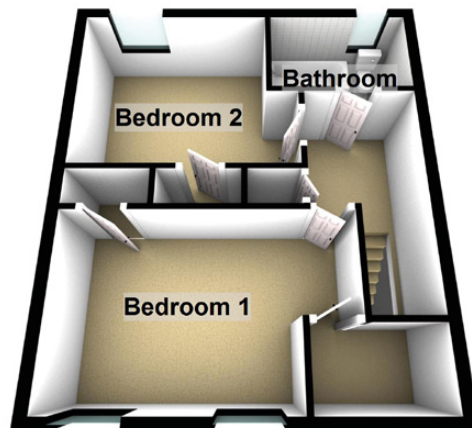
APPROXIMATE DIMENSIONS
(Taken from the widest point)

Living Room/Kitchen/Diner	6.55m (21'6") x 5.79m (19')
Bathroom	2.45m (8') x 1.50m (4'11")
Bedroom 2	3.28m (10'9") x 2.98m (9'9")
Bedroom 1	4.64m (15'3") x 2.97m (9'9")

GROSS INTERNAL FLOOR AREA (m²) - 76 m²
EPC - D

EXTRAS
(Included in the sale)

All floor coverings, window blinds, gas range cooker and hood, integrated dishwasher and garden shed.



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Part
Exchange
Available

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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. 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 brochure 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
GRAEME NIMMO
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer