

146 Carrick Knowe Avenue, Edinburgh



Offers Over £175,000

Postcode: EH12 7DF

Bedrooms: 2

Council Tax: Band C



Immediately appealing lower villa for first-time buyer or discerning investor

The main apartments (two double bedrooms and lounge) are generous in size and provide very comfortable accommodation in an ever-popular residential area, while the kitchen and bathroom are modern and stylish. There are gardens to both the front and rear of the property.

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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.



An undoubted feature is not even in the flat: the view from the lounge and kitchen, looking down two fairways of the Carrick Knowe Golf Course. The view is in keeping with the overall tranquil feel that the property enjoys and is apparent the moment you walk in the front door.

The flat is in very good decorative order and is walk-in condition. Double glazing helps with managing with the heating bills and a new boiler has not long been fitted.





Carrick Knowe Avenue is a pleasant broad street, with cherry trees blossoming most attractively in the springtime. More practically, there is unrestricted on-street parking.

Corstorphine High Street, with its full range of local shops, including a Co-op convenience store, post office, chemists, hairdressers and coffee shops, is close by. For more major domestic shopping, there is a 24-hour Tesco superstore near to hand, as well as Morrisons and Marks and Spencer at The Gyle and a Sainsbury's at Craigleith, all only a short drive away.

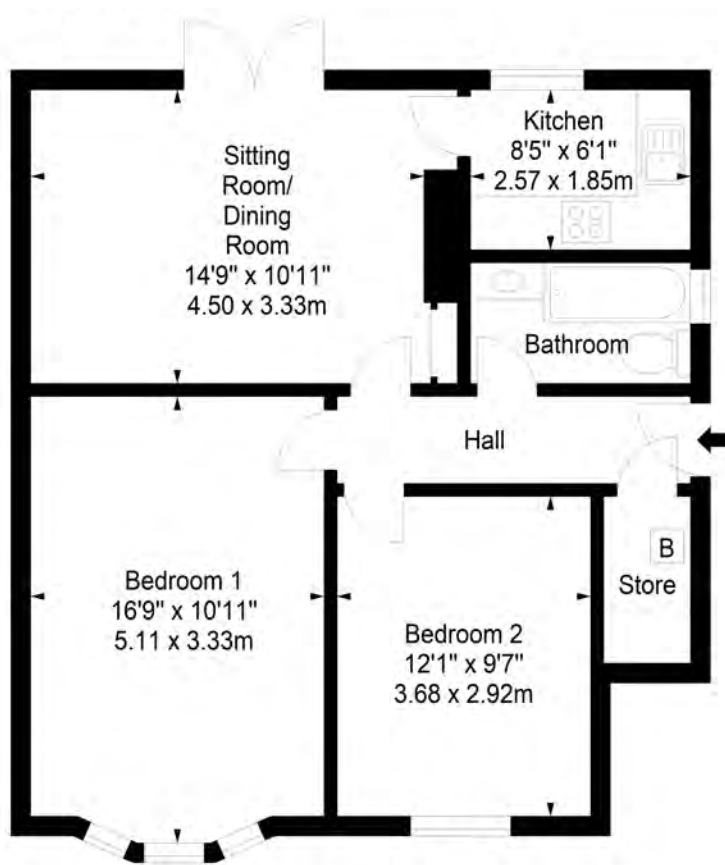
Bus links to and from the City Centre are very good, while the City By-pass and M8/M9 central motorway network are within easy reach.

There is local authority schooling at both primary and secondary level in the area and the property is within reach of the Royal High School, Mary Erskine's and Stewart's Melville.

There are good local leisure facilities, including the Drumbrae Leisure Centre with swimming pool, sports halls and gym, and the David Lloyd Centre and The Gym Group. Many pleasant walks can be enjoyed on Corstorphine Hill, and the Zoo is very close by, while, when refuelling rather than burning calories is the order of the day, Corstorphine has a number of popular pubs and restaurants.



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## Features

Gas central heating and double-glazing.

## Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

## Notes

All light fittings, window coverings and kitchen appliances are included in the price. No warranty will be provided in respect of the kitchen appliances. Floor plan is not to scale.

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