

CARRICK KNOWE

20 Carrick Knowe Avenue EH12 7BX

OFFERS OVER £115,000

- Main door upper villa quietly located at end of cul de sac.
- Superb open aspect over golf course to Edinburgh Castle and Arthur's Seat.
 - Recently fitted kitchen and bathroom
- Accommodation comprises: Stair, entrance hall, living room, two double bedrooms (one with wardrobes included) kitchen and bathroom with shower.
 - Full GCH and UPVC double glazing.
 - Drive.
- Private garden areas to side and rear.

Viewing Thursday 6.30pm-8pm Sundays 1pm-4pm Or telephone 07717 760351



Entrance stair

Accessed by hardwood timber door with glazed panel giving access to carpeted entrance stair with window to side. Burglar alarm panel. Boxed in electricity meter at high level. Gas meter in cupboard at top of stair. Double power point. Ceiling light. Fitted carpet. A hardwood, glazed panelled door leads to:

Entrance Hall (8'1" x 3'2")

Central ceiling light. Access hatch via Ramsay style ladder to large, partially insulated attic. (Potential for conversion, subject to consents.)

Living Room (15'6" x 11'8")



Accessed by a hardwood door with glazed panels, and with a large picture window giving stunning views over golf course to Edinburgh Castle and Arthur's Seat. Timber mantelpiece with marble effect inlay and hearth housing living flame gas fire. Cupboard with partially frosted glazed doors with light and shelving. Central ceiling light with ceiling rose. Ceiling coving. Double central heating radiator. Two double power points and one single power points. Satellite connection and terrestrial connection. Telephone point. Fitted carpet.

Kitchen (8'9" x 6'10")



Superb, recently fitted kitchen, again with spectacular views over golf course. Fully fitted with maple effect base and wall units with brushed steel fittings and granite effect, high gloss worktop. Stainless steel hob and electric oven. Integrated fridge and freezer. Space for washer/dryer (available by separate negotiation). Under unit lighting. Stainless steel cooker hood. Granite effect high gloss splashback. Four double power points plus dedicated points. Venetian blind. Halogen down lighters. Laminate, slate effect flooring.

Bedroom 1 (17'2" x 10'8")



Large double bedroom with window to front. Twin wardrobes, hanging rail and drawer unit included. Central ceiling light and ceiling rose. Ceiling coving. Double central heating radiator. Twin wall lights. Two double power points. Satellite connection and telephone connection. Curtain rail. Fitted carpet.

Bedroom 2 (12'2" x 9'7")

Further double bedroom, again with window to front. Large, partially shelved walk in storage cupboard housing the central heating boiler. Central heating radiator. Central ceiling light. Ceiling coving. Two double power points and one single power point. Fitted carpet.

Bathroom (9'3" x 4'4")

Recently fitted bathroom with three piece white suite and chrome fittings. Fully tiled to ceiling level around bath and partially tiled to dado level elsewhere. Glazed shower screen. Shower connection. Heated towel rail. Frosted window to side with Venetian blind. Twin recessed halogen down lighters. Linoleum floor.

Externally

Monoblock drive accessed by wrought iron gates. Garden to side with stone chippings and lawn with shed. Further garden area to rear. Timber fencing. Shared drying green.

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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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