

14 CARRICK KNOWE DRIVE

CARRICK KNOWE, EDINBURGH, EH12 7EB

D.J.ALEXANDER
Sales & Lettings

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635 SQ FT *Unrestricted Street Parking*

PROPERTY OVERVIEW

- *Well-proportioned ground-floor flat.*
- *Spacious sitting room*
- *Fitted kitchen with ample storage*
- *Two generous double bedrooms*
- *Bathroom with three-piece suite.*
- *Gas central heating.*
- *Unrestricted street parking*
- *Private front and rear gardens*

Situated within the popular residential area of Carrick Knowe, this attractive ground-floor flat offers well-proportioned accommodation.

The accommodation is accessed via a welcoming hallway, which provides access to the principal living areas and benefits from useful storage space. The generously proportioned sitting room is a particularly appealing feature, offering ample space for both lounge and dining furniture. The kitchen is fitted with a range of units and worktop space, with provision for appliances and a practical layout for everyday cooking. There are two well-sized double bedrooms. The principal bedroom is particularly spacious and benefits from a distinctive curved bay window, adding character and allowing plenty of natural light into the room. The second double bedroom also offers excellent proportions and flexibility for use as a guest bedroom, home office or additional living space. Completing the accommodation is a bathroom fitted with a three-piece suite comprising a bath, wash hand basin and WC.

Further benefits include gas central heating and unrestricted on-street parking. Externally, the property enjoys access to a private front and rear garden, providing useful outdoor space, as well as access to a shared drying green.







LOCATION

Carrick Knowe is a popular and well-established residential area to the west of Edinburgh, offering a convenient setting for access to the city centre and surrounding areas. The property is well placed for a range of local shopping facilities, supermarkets, schools and everyday amenities.

The area benefits from good public transport links, with nearby bus and rail connections providing access to Edinburgh city centre and beyond. Edinburgh Airport, the Gyle Shopping Centre and the wider motorway network are also readily accessible, making this an appealing location for commuters.

For those who enjoy outdoor pursuits, the surrounding area offers a selection of green spaces and recreational facilities, with Carrick Knowe Golf Course close by.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.















Sarah McIntyre
Senior Property Sales Valuer

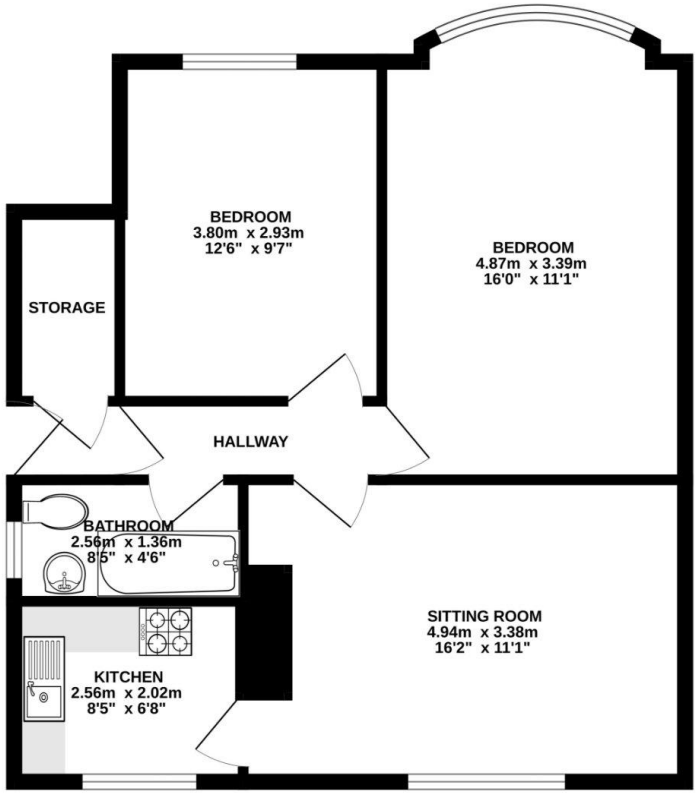
Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

GROUND FLOOR
59.0 sq.m. (635 sq.ft.) approx.



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TOTAL FLOOR AREA : 59.0 sq.m. (635 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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