

RAE, REID & STEPHEN W.S.
THE COTTAGE, 235 CORSTORPHINE ROAD
EDINBURGH EH12 7AR
TEL: 0131-334 8977
FAX: 0131-334 5518

42 CARRICK KNOWE AVENUE



District

Carrick Knowe

House type

Lower Villa

Price

Offers Around £125,000

Situated towards the southern end of the Avenue, this is a delightfully aspected property backing onto the sweeping open spaces of Carrick Knowe golf course, with extended wonderful views north to Corstorphine Hill. The sellers have had a rolling programme of improvements in place since they moved in seven years ago, with projects including the re-fitting of the kitchen, full renewal of the bathroom and fittings, to a more recent full redecoration of the property making it in first class order throughout. The front and rear gardens have also been lovingly re-landscaped, giving pleasant immediate surroundings, thus offering an appealing, bright property in 'move in' condition. The accommodation comprises:

Vestibule, Hallway, Lounge, Fitted Equipped Kitchen, Two Double Bedrooms, Bathroom

The house has gas central heating (on a Scottish Gas Home Care contract) and double glazing, and it will be sold with the usual extras such as curtains and blinds, and the hob, oven and fridge freezer – the only exception being the washing machine. The floors in the main rooms are stripped and polished wood, whilst in the kitchen and the bathroom you have good quality ceramic tiles.

Corstorphine is your nearest port of call for shopping and leisure, with the Gyle Centre and Hermiston Gait only being a few minutes drive away. Regular bus routes head into and out of the city centre along Corstorphine Road and Stenhouse Road giving you a number of options within a few minutes walk of the property. A tram stop will be just a few minutes from the front door – when the work is completed.

As part of the front garden there is a driveway to give you off street parking. The rear garden is divided into three segments – the one closest to the house, with two garden sheds, belongs to number 42, the middle section is the shared drying green and then the third portion belongs to the upstairs flat (number 44). There is a wonderful mix of plants from decorative old English roses and rhododendrons, to beech hedging and with some edible ones such as rhubarb and mint for the kitchen.

Viewing: Sunday 2-4pm, or call 0131 334 8977 for an appointment

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Accommodation

Vestibule

The double glazed main door with a decorative glass panel leads to a marbled glass inner door, between which is a superb walk in storage cupboard in which is housed the combi boiler. Beyond the inner door the main rooms branch off as follows:

Lounge 14' by 12' 4m24 x 3m34

A stylish room at the back of the house, with a picture window looking out over the back garden and the golf course and beyond to Corstorphine Hill. There is a shelved alcove in one corner. Stripped wooden floor, ivory walls and ceiling.. Wooden curtain pole, full length cream curtains. A bi-fold door with etched glass panels leads into the:

Kitchen

Recently re-fitted this has been well designed and executed. It has plenty floor and wall units, with under unit lighting and it comes with the aforementioned appliances. Again you have a splendid easterly view to the golf course and north to Corstorphine Hill.

Bedroom One 15'5 by 11'3 4m70 x 3m43

A spacious room which really catches lots of evening sunshine , this is lined with a modern bank of fitted wardrobes and cupboards along one wall offering exceptional storage space hidden behind smoked glass doors. The deep window space has ample shoe racks fitted underneath the broad sill. Wood blinds and deep burgundy full length curtains.

Bedroom Two 11'8 by 9'9

Being at the front, this also gets the westerly light which plays on the pale yellow walls, dappling through the trees outside. It is currently a nursery, but comfortably housing a double bed it is regularly used as a guest bedroom, with the double bed-settee currently in the room (but not included in the sale). Wood blinds and white curtains.

Bathroom

Re-fitted a year ago, this is refreshingly bright and clean, fully tiled in white, with dark contrasts in the tiling detail. At one end of the bath there is a power shower fed by the combi boiler. Mirrored door medicine cabinet included.

These particulars, whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers.