



GILSON GRAY

LAW • PROPERTY • FINANCE

6/8 CARRICK KNOWE AVENUE

Carrick Knowe, Edinburgh, EH12 7BX



6/8 CARRICK KNOWE AVENUE

Enviably positioned bordering Carrick Knowe Golf Course and boasting wonderful far-reaching views encompassing Edinburgh Castle and the surrounding hills, this third/top-floor flat forms part of a modern development that offers landscaped grounds and allocated residents' parking. The property lies just minutes walk away from the bus and tram stops and backs onto the east/west Edinburgh cycle path.

A secure shared stairwell takes you to the third/top floor, where a central hallway (with storage) welcomes you inside and sets the tone for the accommodation to follow with neutral décor and wood flooring. On your right, you step into a living room with east-facing French doors opening onto a balcony, boasting breathtaking open views over the golf course and encompassing Edinburgh Castle and the hills in the distance. The living room enjoys the same neutral décor and flooring as the hall, enhanced by a feature wall. Across the hall, a kitchen offers space for a small table and chairs and is fitted with stylish wall and base cabinets, sleek worktops, and splashback tiling.

The appealing flat accommodates two double bedrooms, both neutrally decorated, fitted with wood flooring, and accompanied by built-in wardrobes. The master bedroom enjoys an on-trend accent wall and has the added benefit of an en-suite shower room, complete with a double shower enclosure and a WC-suite set into storage. The property also benefits from a loft. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower, a tiled surround, and a glazed screen, a basin set into storage, and a WC.

Outside, the development is set in landscaped grounds and offers residents an allocated parking space in a private car park, alongside unallocated visitors' parking, and a secure bike shed.

Extras: Kitchen appliances comprising an integrated oven, hob, and extractor fan, as well as freestanding appliances comprising a fridge/freezer, a dishwasher, and a washing machine will be included in the sale. Please note, no warranties shall be provided for the working condition of the appliances.

- Attractive development in Carrick Knowe
- Third/top-floor flat
- Breath-taking views
- Secure shared stairwell
- Entrance hall with storage
- Living room with balcony
- Contemporary breakfasting kitchen
- Two double bedrooms
- One en-suite shower room
- Three-piece bathroom
- Landscaped grounds
- Allocated parking



EPC RATING:

C

COUNCIL TAX BAND:

E

VIEWING

By appointment with Gilson Gray on 0131 516 5366.

gilsongray.co.uk

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

...

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

...

NORTH BERWICK

33 Westgate
EH39 4AG
01620 893 481

...

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

...

ST ANDREWS

01334 845 934

CARRICK KNOWE

Lying to the west of the city centre, and south of sought-after Corstorphine, Carrick Knowe is a desirable residential area dating back to the mid-1900s. The delightful leafy suburb offers a good range of local shopping, a supermarket and a church. Further services can be accessed in adjacent Corstorphine, which features independent retailers, supermarkets, banks, a post office, a pharmacy, eateries, cafés, restaurants and a hotel. Meanwhile, the plethora of amenities and entertainment in the heart of Edinburgh are just a few miles away and The Gyle Shopping Centre, complete with big brand retailers, specialist stores and restaurants, is also close by. Primary and secondary education in both the public and private sector is easily accessible. For those looking for a dose of fresh air, Carrick Knowe boasts a large public park and its own parkland golf course, which is framed by mature trees, sits in the shadow of the renowned Murrayfield Stadium and enjoys an impressive Edinburgh Castle backdrop. If residents prefer indoor exercise, David Lloyd Edinburgh Corstorphine is within easy reach and includes a state-of-the-art gym, group exercise sessions, tennis courts and spa facilities. Well-connected Carrick Knowe offers superb transport links to the centre of Edinburgh and further afield, courtesy of trams, buses and the city bypass, which provides access to the A1.

