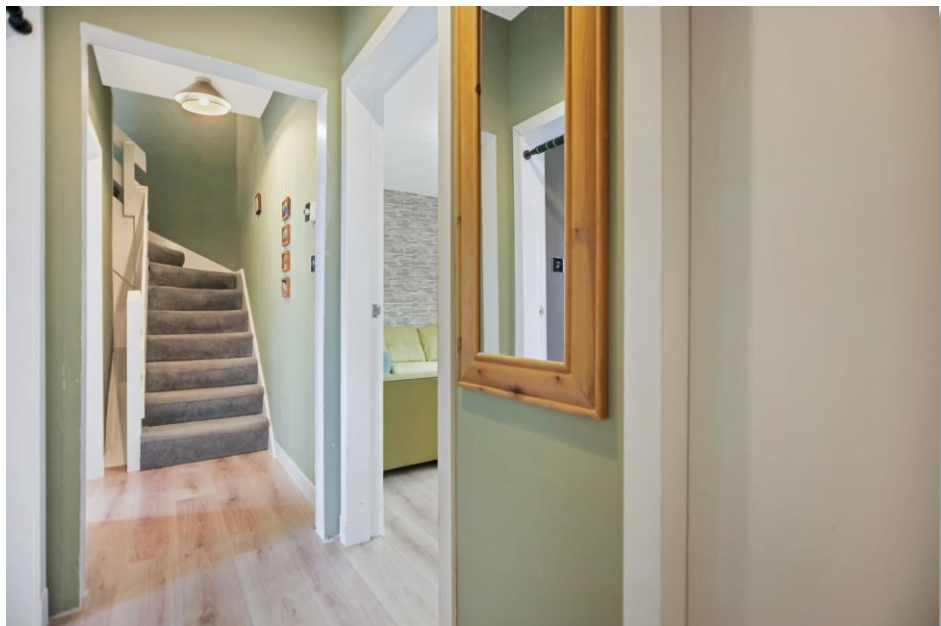




CARRICK KNOWE  
GROVE

48 Carrick Knowe  
Grove  
Edinburgh  
EH12 7DA



This well-presented main door double upper villa is well placed in the popular district of Carrick Knowe close to excellent amenities, schooling, and commuter links. The property would make an ideal family home or buy to let investment with benefits including private gardens, driveway, gas central heating, and double glazing with early viewing highly recommended.

The accommodation comprises; welcoming entrance with stairs to upper hall, spacious and bright dining lounge, superb fitted kitchen, generously proportioned master bedroom on upper level with extensive eaves storage, two further good-sized double bedrooms, and contemporary bathroom with modern three-piece suite including shower over bath.

There is a section of private garden laid to lawn and a driveway with additional unrestricted on-street parking available within the surrounding area.

The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a 24hours Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

EPC Rating- C

Council Tax Band- D









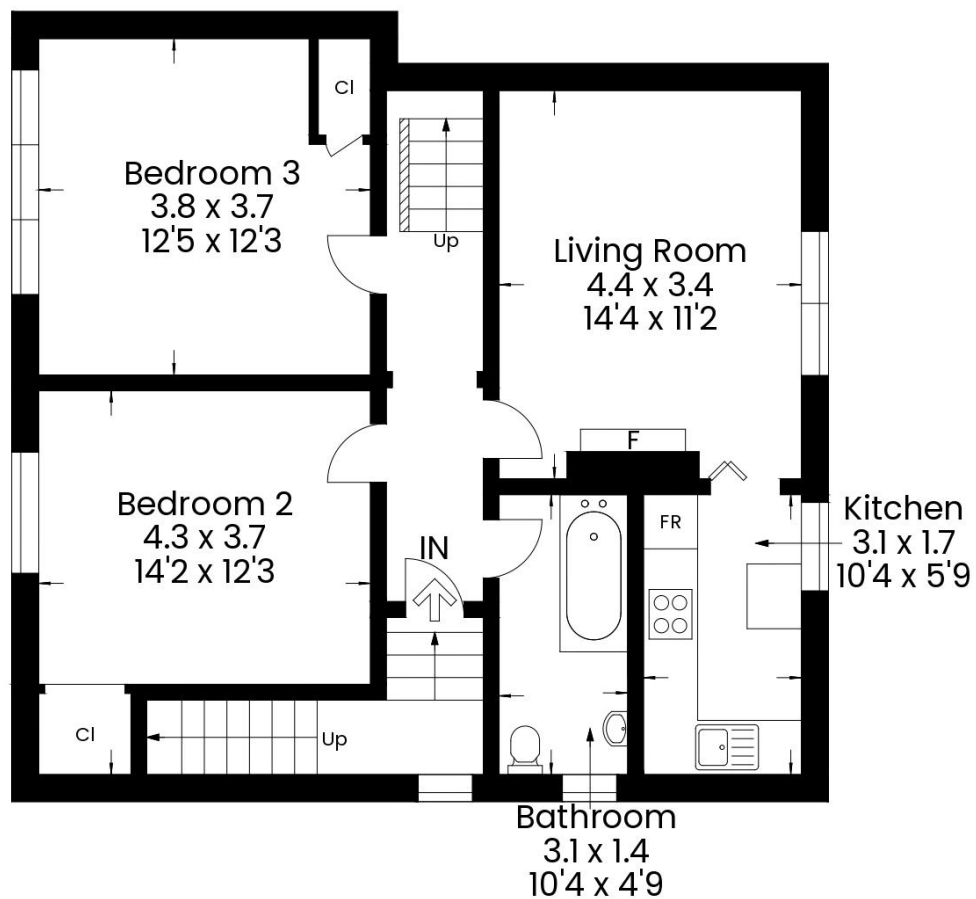




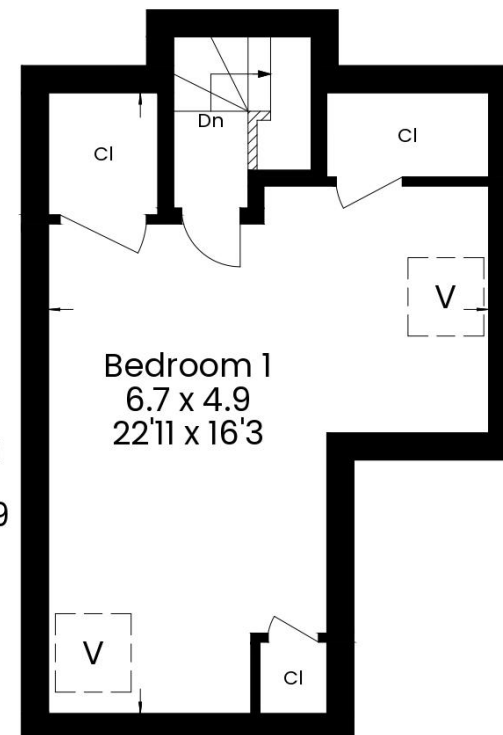








Ground Floor



First Floor

**vistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2025