



26 Carrick Knowe Grove
Edinburgh, EH12 7DB

Hall
Living Room
Kitchen
3 Double Bedrooms
Study
Family Bathroom
Gas Central Heating & Double Glazing Throughout
Private Rear Garden
Private Driveway
EPC: C
Council Tax Band: C

A bright and spacious three bedroom mid-century main-door double upper villa in the sought-after neighbourhood of Carrick Knowe, conveniently located, for easy access to the city centre or west to the Gyle Business Park or Edinburgh airport. This home is sure to impress with excellent private outdoor space, driveway and ample storage throughout.

Entering through the front door, stairs lead up to a bright first floor landing and hall. The versatile accommodation is spread over two levels; with a south-facing sizeable airy lounge with Edinburgh press cupboard, fitted kitchen with base and wall-mounted units with attractive wood-effect worktops and a range of integrated appliances, two double bedrooms excellent storage, and the dual aspect primary bedroom upstairs boasts a generous floor space and offers views towards Corstorphine Hill, and an adjacent study which could also be used as a large walk-in wardrobe or nursery. Further eaves storage is accessed via the landing. Finishing the accommodation is a family bathroom consisting of a three-piece suite including shower over bath. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

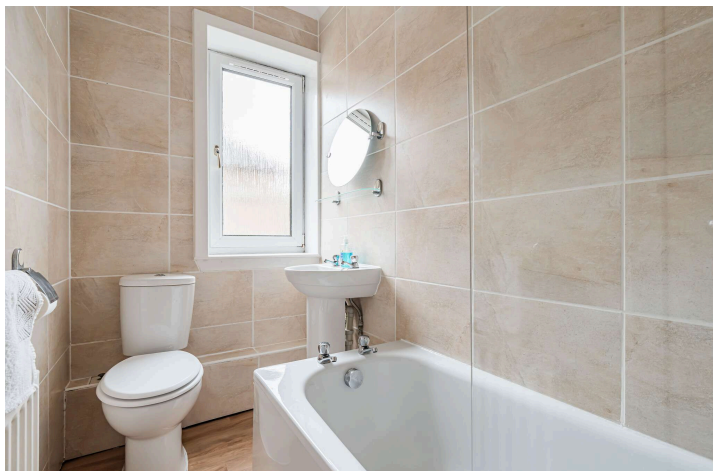
Externally, the property benefits from a private driveway to the front, with ample on-street parking also available. To the rear, there is a large private garden with a storage shed, and a convenient communal drying green.

Carrick Knowe is a popular residential district, some 3 miles west from Edinburgh City Centre and bordering popular Corstorphine. With excellent local shops nearby and St John's Road, offers more extensive amenities, including banks, post office, dentists, doctor's surgeries and library. There are also an excellent selection of bars and restaurants, for an evening out. Further shopping can be found at the Gyle Centre and Hermiston Gait Retail Park. Various leisure opportunities are available with local golf courses, and various parks, including St. Margaret's Park with Tennis courts and bowling. Nearby, Corstorphine Hill offers, great walking opportunities. Schooling is well represented from nursery to senior level and there is Heriot Watt University and Napier University Sighthill campus, with-in easy reach. Frequent public transport runs to the city centre and surrounding areas and there is the added benefit of access to the tram network and the Gyle train station nearby. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.





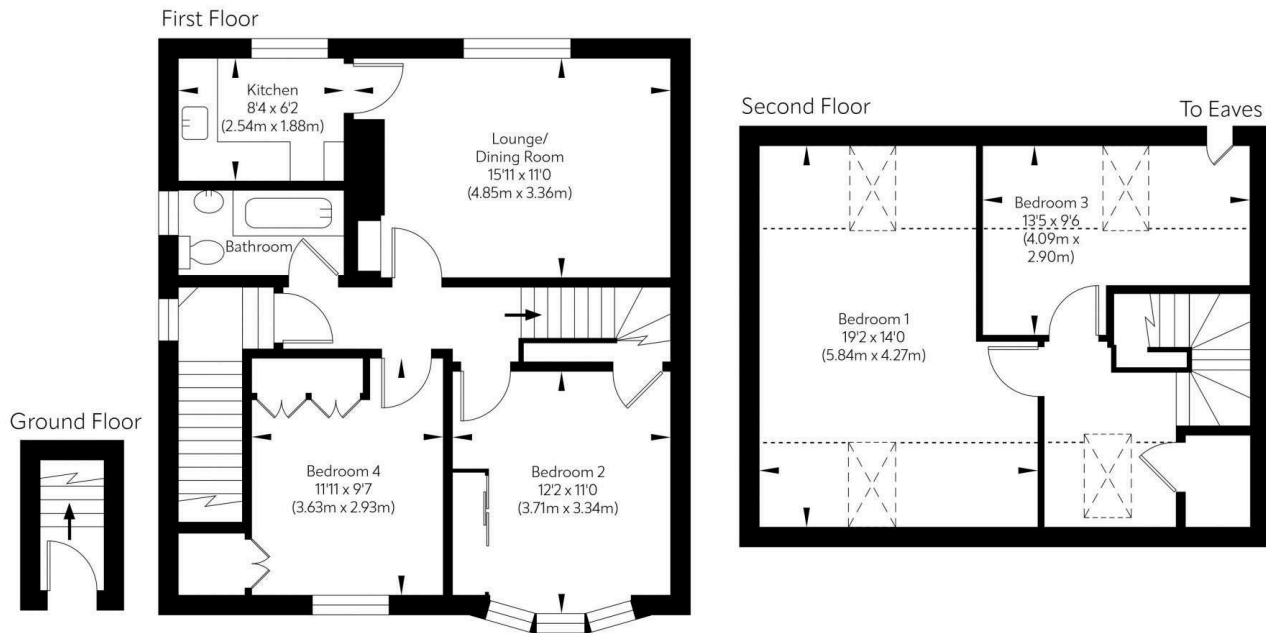








Approx. Gross Internal Floor Area 93.1 Sq M / 1002 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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