



47 Carrick Knowe Hill  
CARRICK KNOWE | EDINBURGH | EH12 7BU

  
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Warner's is excited to present this beautifully proportioned and immaculately maintained three-bedroom double upper villa, nestled in a peaceful area of the sought-after Carrick Knowe neighborhood. Boasting extensive private gardens, this property is ideal for first-time buyers, young professionals, and families.

Inside, the home is tastefully decorated and offers flexible living spaces. A welcoming entrance staircase leads to the first-floor landing, where you'll find a bright and spacious lounge featuring a stylish mantelpiece. The modern kitchen/dining area is open and versatile, offering the potential to serve as a combined living space, should you wish to convert the lounge into a fourth bedroom. The fully-fitted kitchen includes an integrated hob, oven, microwave, and appliances, complemented by sleek grey matt cabinets and a white marble-effect countertop. The first floor is completed by a generous double bedroom with ample storage and a contemporary family bathroom with a three-piece suite and thermostatic mixer rainfall head shower over the bath.

On the second floor, you'll find two additional spacious bedrooms, one of which includes an ensuite bathroom with a roll-top bathtub and three-piece suite. Spectacular views can also be enjoyed from this level.

Outside, the property offers beautifully maintained, expansive garden grounds, perfect for hosting gatherings or family events. Two decked patio areas, complete with sunbeds and outdoor furniture, create a relaxing retreat. There's also a lawn area and an additional patch of AstroTurf, offering a safe and fun space for children to play. A workshop, equipped with power, is ideal for DIY enthusiasts.

- Immaculate three-bedroom double upper villa in a quiet area.
- Flexible layout with potential for a fourth bedroom.
- Stunning views of Corstorphine Hill and Edinburgh Zoo.
- Private gardens with decked patios and workshop.
- Spacious bedrooms, one with ensuite and roll-top bath.
- Ample unrestricted on-street parking.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

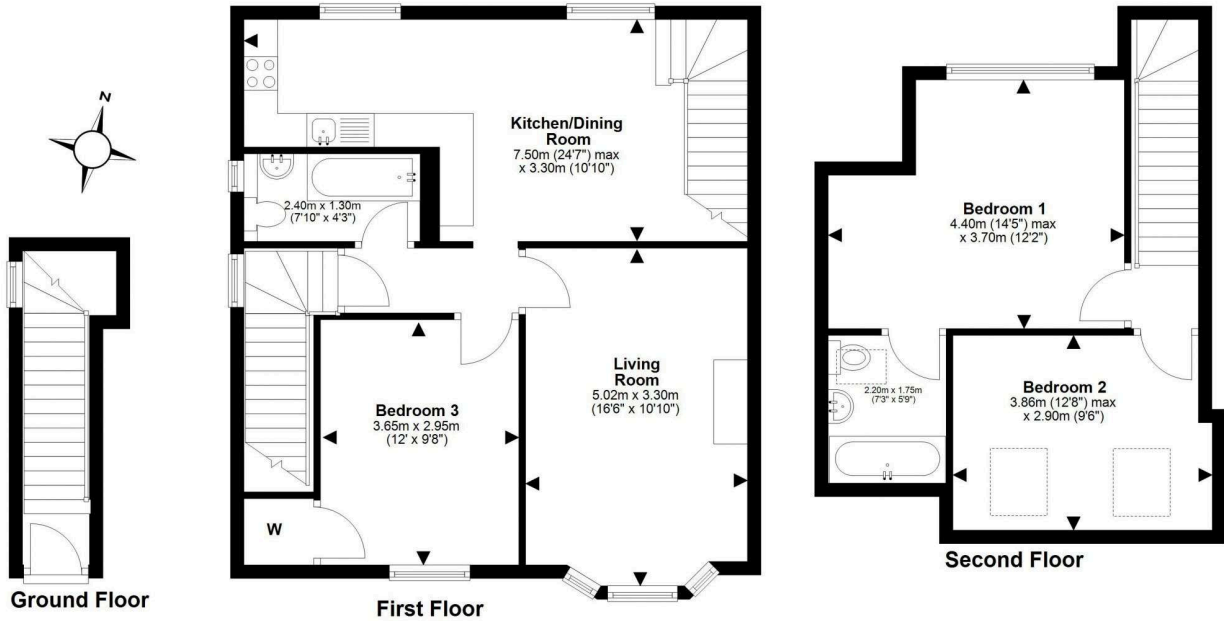


The subjects are located in the increasingly popular Carrick Knowe area of Edinburgh, which lies to the west of the city centre. The area is well served by a number of shops at Saughton Road North, mainly small specialist shops serving the local community. Further shops are available at Corstorphine village and at the impressive Gyle complex, with Hermiston Gait just a little further afield. Carrick Knowe is beautifully positioned for those working at the Edinburgh Business Park and Royal Bank of Scotland Headquarters at Gogar. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport there is a railway station at nearby South Gyle, whilst Edinburgh Airport can be reached by car or public transport in a matter of minutes.

EPC D, council tax band B, there are no factoring charges associated with this property. Extras included in this sale will be all curtains, blinds and built in appliances.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.