



121 Carrick Knowe Avenue
CARRICK KNOWE | EDINBURGH | EH12 7DG


warners
solicitors & estate agents



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Warners is delighted to present this spacious two-bedroom mid-terraced home, ideally located in the sought-after Carrick Knowe area, just west of Edinburgh city centre. While the property requires some modernisation, it offers an excellent opportunity for someone to craft their ideal family home, with generous room sizes and beautiful garden spaces.

The ground floor features a welcoming entrance hallway, a bright and airy lounge with a double window, and a kitchen with ample storage provided by both wall and base units. Adjoining the lounge is a dining area that leads to a modern shower room. Upstairs, there are two generously sized double bedrooms, both offering built-in storage, along with a second family shower room. The primary bedroom also provides access to a fully floored attic, which—subject to planning permission—could be converted into an additional bedroom.

Outside, the property boasts a well-maintained front garden with a path, decorative stones, and a lawn. The rear garden, facing south-west, is perfect for enjoying the evening sun and includes a patio area and a spacious lawn.

- Prime Carrick Knowe location, west of Edinburgh.
- Spacious lounge, dining area, and two double bedrooms.
- Excellent potential for modernisation.
- Fully floored attic with conversion potential (subject to planning).
- South-west facing garden with patio and lawn.
- Ample built-in storage throughout.

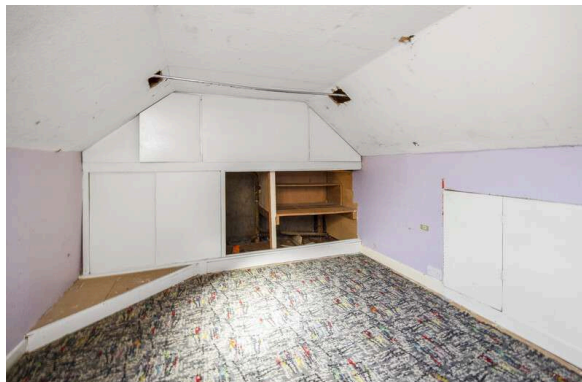
Extras: All curtains, blinds, cooker & fridge freezer

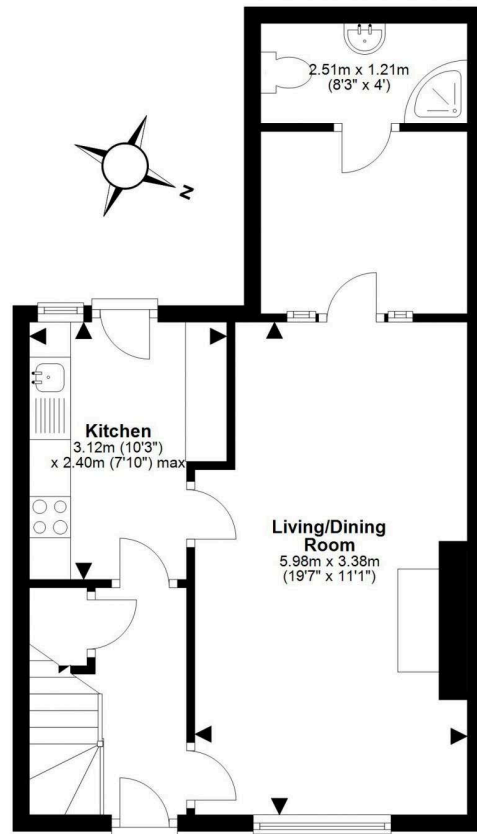
EPC rating E. Council Tax Band E.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

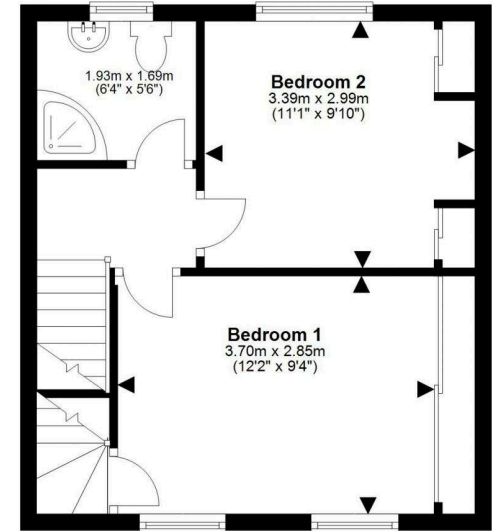


Carrick Knowe is a popular residential district some 3 miles from Edinburgh City Centre with its own shopping precinct, school, public park and municipal golf course. A wide selection of local amenities cater for day to day requirements with further shopping opportunities at the Gyle Centre and Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level. Frequent public transport runs to the City Centre and surrounding areas and there is the added benefit of The Gyle train station nearby. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.

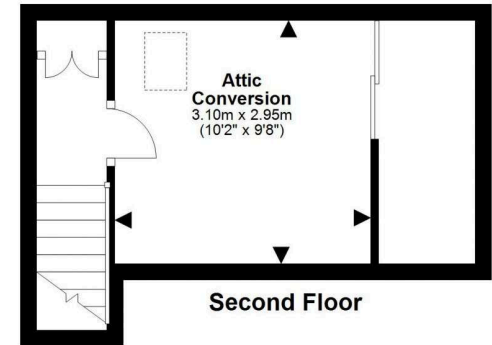




Ground Floor



First Floor



Second Floor

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.