



Offers Over
£199,995

156 Carrick Knowe Avenue

Carrick Knowe | Edinburgh | EH12 7DF

This superb main door two-bedroom upper villa is ideally positioned within a popular and well-established residential, tree-lined street. Conveniently located close to a wide range of local amenities and excellent commuting links, the property represents an ideal purchase for first-time buyers or professionals seeking a well-proportioned home in a desirable setting.

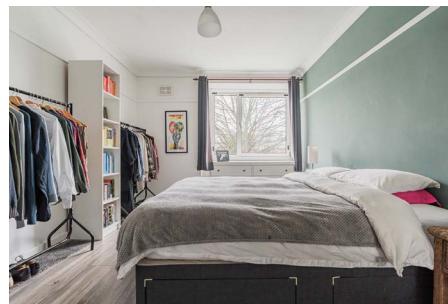
- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- On Street Parking
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - C



Description

The accommodation is accessed via a private main door leading to an internal carpeted staircase, which in turn opens into a welcoming hallway finished with laminate flooring. To the rear of the property, the bright and spacious reception room enjoys far-reaching views towards the city centre and across Carrick Knowe Golf Course. The room offers ample space for both lounge and dining furniture and benefits from a practical shelved recess, providing useful storage while maintaining a clean, open feel. The fitted kitchen also enjoys the same impressive rear-facing views and is well equipped with a range of wall and base units. A combination of freestanding and integrated appliances is included in the sale, making this a functional and well-laid-out space for everyday living. The principal bedroom is a large double room, finished with laminate flooring and featuring access to the attic hatch. The second bedroom is also a well-proportioned double, positioned to the front of the property and offering flexible use as a guest room, home office or additional living space. Bathroom fitted with a crisp white three-piece suite, incorporating a bath with shower over, finished in a clean and contemporary style.

Further enhancing the accommodation is the attic space, accessed via a Ramsay ladder. The attic has been floored and benefits from a Velux window, allowing for natural light. It is currently used by the present owner as a home office, providing valuable additional space.



Extras

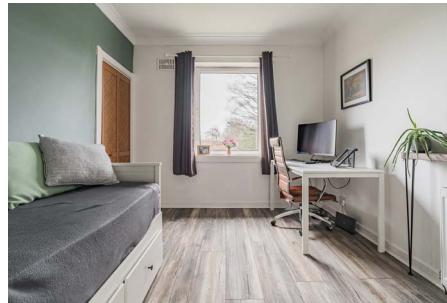
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from on-street parking. There is a compact front garden positioned to the right-hand side of the communal pathway, while to the rear there is a private, fenced-off garden area that borders the golf course. This is mostly laid to lawn and complemented by a decked section, ideal for outdoor enjoyment.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

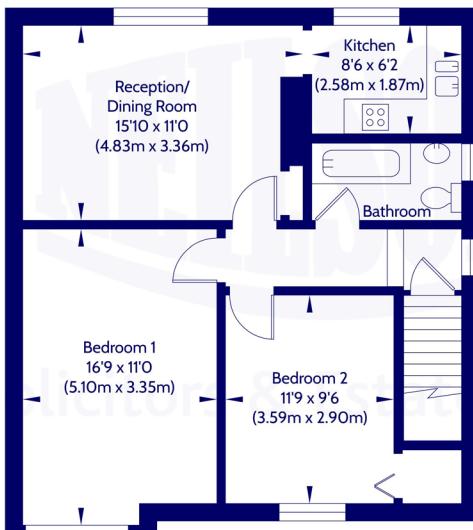
The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra & Lidl supermarkets within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer a wider 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 ByPass linking the main Scottish motorway network system and Edinburgh International Airport.



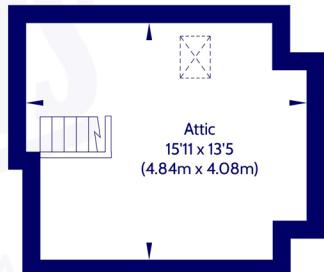
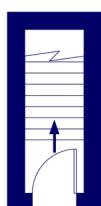


Approx. Gross Internal Floor Area 64 Sq M / 688 Sq Ft.

1st Floor



Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

📞 0131 625 2222

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Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

