



Solicitors & Estate Agents



Offers Over

£200,000

186 Carrick Knowe Road

Carrick Knowe | Edinburgh | EH12 7BP

Beautifully presented throughout, this impressive two bedroom main door upper villa is situated in the popular residential district of Carrick Knowe and offers bright, well proportioned accommodation, complemented by a private garden. Conveniently located close to local amenities, green spaces and transport links, the property is sure to appeal to a wide range of buyers.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Private garden
-  On street parking
-  EPC rating – C
-  Council tax band - C



Description

Accessed via its own private entrance, stairs lead to the first floor where the accommodation comprises; an entrance hallway with a useful storage cupboard, a spacious lounge, a stylish fitted kitchen with a range of wall and base units with co-ordinated worktops and splashback tiling, two double bedrooms, one with a built-in wardrobe, and a contemporary bathroom featuring a crisp white suite, heated towel rail and shower over the bath. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine, and garden shed.

Gardens and Parking

To the rear is a private garden providing an ideal space to relax, dine and enjoy the warmer months, together with a side garden. There is also a communal drying green, and parking is on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).



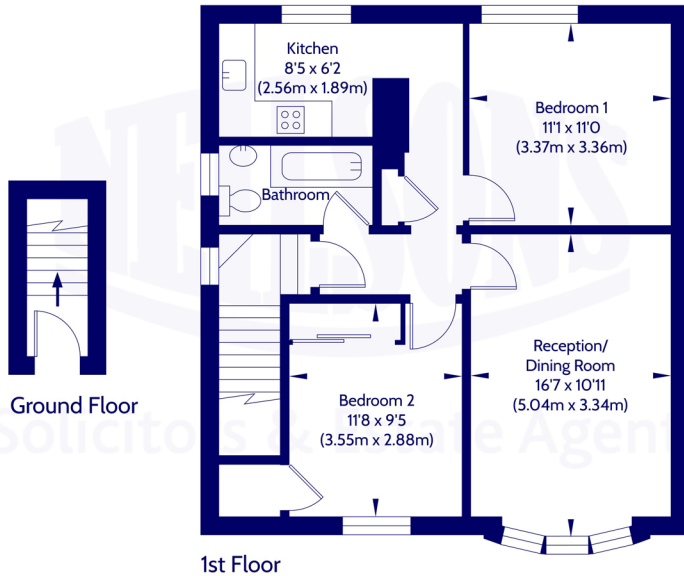


Location

The property is located in the sought after residential area of Carrick Knowe, which is neighboured by Corstorphine and lies to the west of Edinburgh city centre. Many local shops and services are on hand including a Tesco supermarket, with the nearby Gyle Shopping Centre and Hermiston Gait offering 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.



Approx. Gross Internal Floor Area 63 Sq M / 683 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

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

