










Offers Over

£185,000

43 Carrick Knowe Road

Carrick Knowe | Edinburgh | EH12 7BJ

Lovely, well-proportioned two-bedroom lower villa quietly situated within the popular residential area of Carrick Knowe. Close to excellent local amenities and fantastic transport links, the property is sure to appeal to a variety of purchasers including first-time buyers, professionals, and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

A welcoming hallway provides access to a sizeable understairs cupboard, offering handy storage. The lounge/diner is light and airy, enjoying a peaceful rear-facing outlook and featuring a useful shelved press cupboard. The kitchen is fully fitted and includes a range of integrated and freestanding white goods. Partial tiling in the splash areas ensures easy upkeep, while the layout offers practical workspace and storage. Bedroom one is a generous double with a front-facing aspect, while bedroom two is another comfortable double also positioned to the front. Both rooms provide ample space for freestanding furniture and flexible layouts. The bathroom is partially panelled and fitted with a shower over the bath.

Further benefits include gas central heating (brand new boiler installed in February 2026) and double glazing throughout.



Gardens & Parking

Externally, the property benefits from a private section of rear garden laid to lawn, along with a large front garden also laid to lawn and bordered by hedging. For the car owner, there is unrestricted on-street parking to accommodate both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





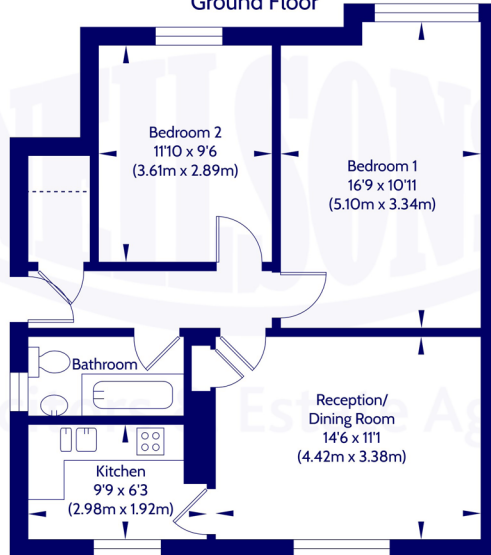
Location

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 By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Gross Internal Floor Area 61 Sq M / 653 Sq Ft.

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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- [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.



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