



Offers Over

£185,000

71 Carrick Know Gardens

Carrick Knowe | Edinburgh | EH12 7EH

A most appealing main door upper villa, enjoying a popular residential location in Edinburgh's Carrick Knowe area. The property is situated on a peaceful and established residential street and benefits from a driveway, garden and large outside store.

 2 bedrooms

 1 reception room

 Driveway

 Garden

 Council Tax Band- C

 EPC band - C



Description

The property is accessed via its own main door and offers well-proportioned accommodation which briefly comprises: a spacious rear facing reception/dining room with a bright southwest facing aspect and views over the back garden, a well equipped kitchen which has been fitted with a variety of white base and wall units, complete with coordinated wipe-clean worktops and an integrated hob/oven, a generously proportioned bay fronted principal bedroom, a second good sized bedroom, and a family bathroom with three piece white suite, splash tiling and over-bath shower/splash screen.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All blinds, floor coverings, light fittings and integrated appliances will be included.

Gardens and Parking

A drive to the front provides excellent off-street parking, with ample visitors parking available on Carrick Knowe Road and the neighbouring streets. . To the rear there is a good-sized private garden, bordered by mature trees and featuring a paved seating space and a substantial store with plenty of room for bikes, gardening equipment and overspill storage.

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 ByPass linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Gross Internal Floor Area 64 Sq M / 689 Sq Ft.

1st 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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