



149 Carrick Knowe Drive, Edinburgh, EH12 7EL

Beautifully presented two-bedroom upper villa with private entrance, private gardens and driveway, quietly positioned within the highly sought-after Carrick Knowe district, on the south side of Corstorphine. Well maintained by the current owners, the property offers bright, spacious accommodation presented in excellent order throughout, complemented by a modern fitted kitchen, contemporary bathroom and a versatile floored and lined attic.

The attic, accessed via a permanent staircase, provides excellent additional storage or home office space and offers exciting potential for conversion into further accommodation, subject to obtaining the necessary statutory consents and building warrants.

Ideally located for everyday convenience, the property enjoys excellent transport connections, including nearby tram and bus services, providing swift access to Edinburgh City Centre, Edinburgh Airport and beyond. A wide range of local amenities, reputable schools, leisure facilities and The Gyle Shopping Centre are all within easy reach.

The accommodation comprises:

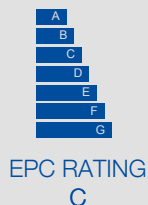
- Private entrance hall with staircase to the upper floor.
- Bright bay-windowed principal bedroom with generous built-in wardrobes.
- Well-proportioned front-facing double bedroom with oak-effect laminate flooring and deep storage cupboard housing the modern gas combi boiler.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK

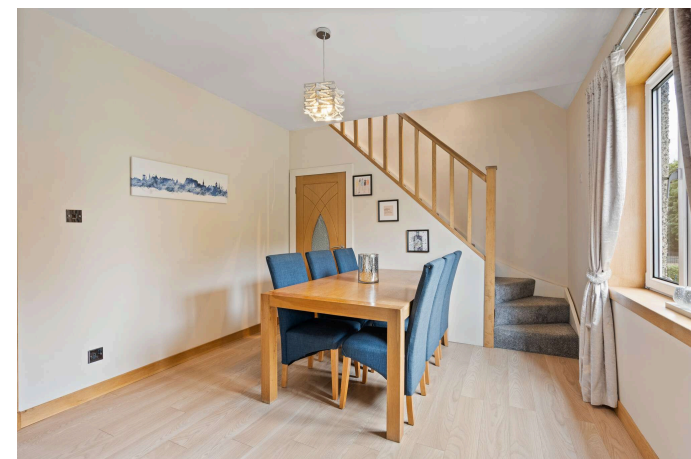


EPC RATING
C



LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



- Attractive family bathroom fitted with a contemporary white suite comprising a bath with mains shower over, vanity wash hand basin, WC and heated towel rail, complemented by stylish tiled walls.
- Spacious rear-facing living and dining room featuring a gas fire with marble hearth and surround, two useful storage cupboards (one housing the fridge-freezer) and staircase leading to the attic.
- Modern fitted kitchen with an excellent range of high-gloss wall and base units, generous worktop space, integrated dishwasher, Neff oven, Neff integrated Microwave and Neff gas hob with extractor canopy.
- Floored and lined attic, accessed via a permanent staircase, providing valuable additional storage or workspace, with excellent potential for formal conversion with room for two further bedrooms, a second bathroom, and a sitting area subject to the appropriate consents

Outside & Gardens

The property enjoys a generous private driveway to the front providing off-street parking for two vehicles. To the rear is a well-maintained landscaped private garden and is mostly laid to lawn, while an additional private side garden offers further outdoor space for relaxing or entertaining.

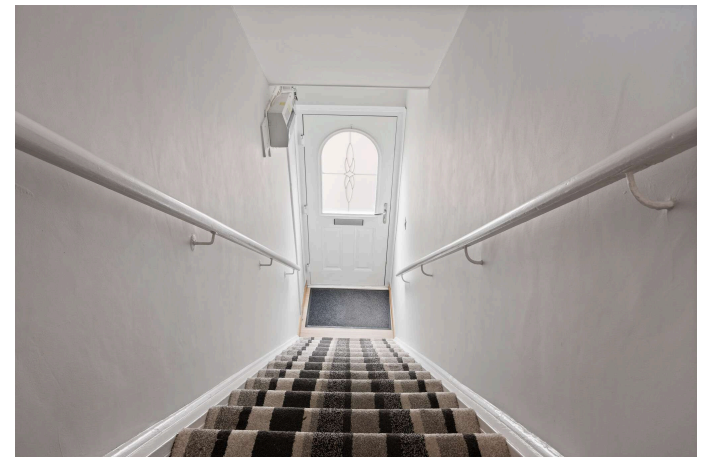
Location

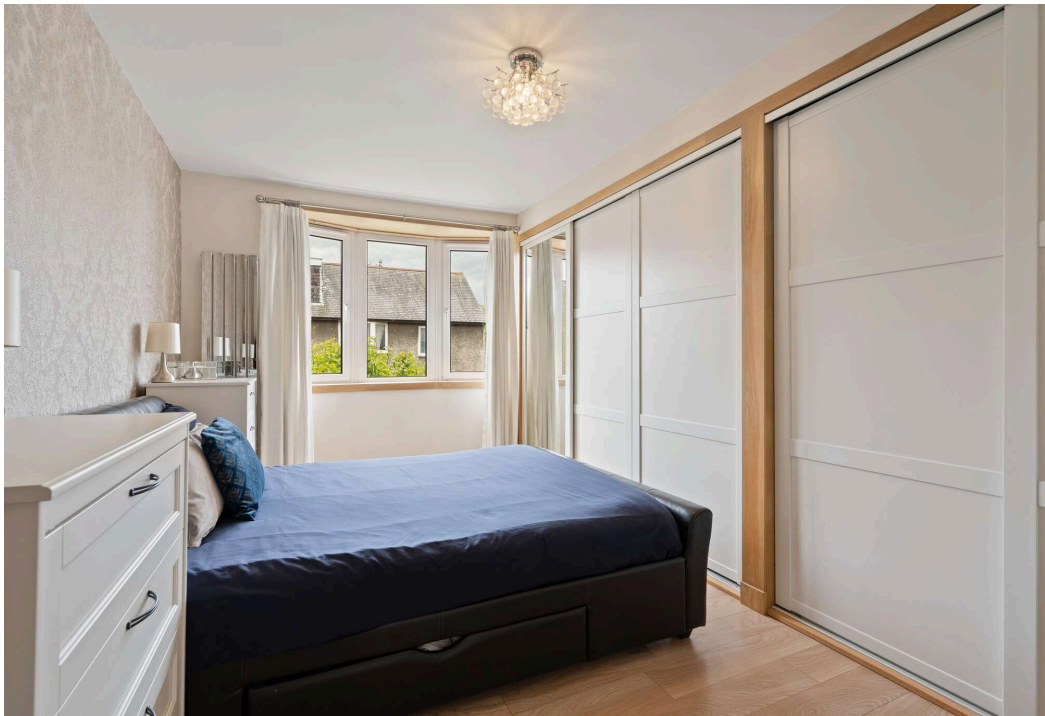
Carrick Knowe remains one of west Edinburgh's most popular residential districts, appreciated for its excellent transport links, abundance of green space and convenient local amenities. Shopping facilities are available nearby on St John's Road and Stenhouse Drive, with a wider selection of retail outlets at The Gyle Shopping Centre. The nearby tram stop and frequent bus services provide quick and easy access to Edinburgh city centre, Edinburgh Park, the Gyle Business Park and Edinburgh Airport. The area also offers a superb range of recreational facilities, including golf courses, health clubs and public parks, while well-regarded schooling is available at both primary and secondary level, including Carrick Knowe Primary School within easy walking distance.

Extras

All fitted floor coverings, light fittings and kitchen appliances are included in the sale.

Council Tax - Band C





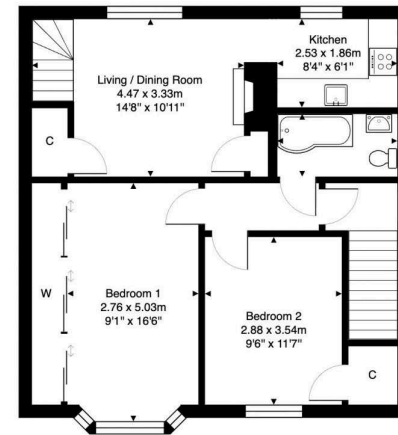




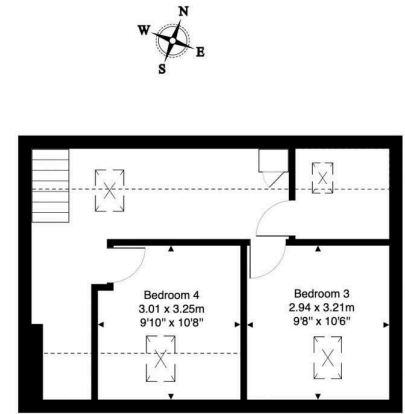
149 Carrick Knowe Drive, Edinburgh, EH12 7EL



Ground Floor



First Floor



Second Floor

Total Area: 106.9 m² ... 1151 ft²

All measurements are approximate and for display purposes only.

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove