










Offers Over

£225,000

19 Carrick Knowe Avenue

Carrick Knowe | Edinburgh | EH12 7BX

Lovely and generously proportioned traditional three-bedroom double upper villa, pleasantly positioned on a quiet, leafy street within the ever-popular Carrick Knowe area. Close to a superb range of local amenities, reputable schooling, and excellent transport links, the property is ideally suited to first-time buyers, professionals, and growing families.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

Accessed via a private entrance and staircase, the accommodation comprises: welcoming hallway providing access to all principal rooms. The bright and airy lounge enjoys a peaceful rear-facing aspect and benefits from bespoke fitted shelving surrounding the television area, creating an attractive focal point and useful storage. Flowing from the lounge is a smart, well-appointed kitchen fitted with a range of integrated and freestanding white goods. Further benefits include partial tiling in splash areas and mood-setting under-unit lighting. Bedroom one is a large front-facing double room, flooded with natural light and offering ample space for freestanding furniture and a variety of layouts. Bedroom three is another comfortable double room featuring a substantial storage cupboard housing the boiler and shelving, together with floor-to-ceiling mirrored wardrobes. Occupying the entire upper level, bedroom two is an impressive and highly versatile space featuring dual-aspect Velux windows, a large storage cupboard, and access to useful eaves storage. This generous room could serve equally well as a principal bedroom, guest suite, or flexible family space. The well-kept bathroom is fitted with a rainfall shower over the bath, partial wall tiling, and a heated towel rail.

Further benefits include gas central heating, double glazing, and an EV charging point.



Gardens & Parking

Externally, the property enjoys a lovely private garden incorporating a lawn, decking area, patio, BBQ pergola, and enclosed patio. There is also access to a shared drying green. A driveway provides off-street parking for up to two vehicles.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

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 84 Sq M / 897 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

