



11 Carrick Knowe Hill

Carrick Knowe, Edinburgh, EH12 7BR



VMH ESTATE AGENTS



Bright extended lower villa with garden, driveway & excellent local amenities

- Sitting room
- Kitchen/dining room
- 2 double bedrooms
- Shower room with 3-piece suite
- Front garden with driveway
- Communal drying green
- Bright & well proportioned
- Popular location close to local amenities
- Ideal for a first-time buyer
- Gas central heating & double glazing



Offers Over:

£190,000



 Freehold

Further information can be found in the home report.

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About the Property

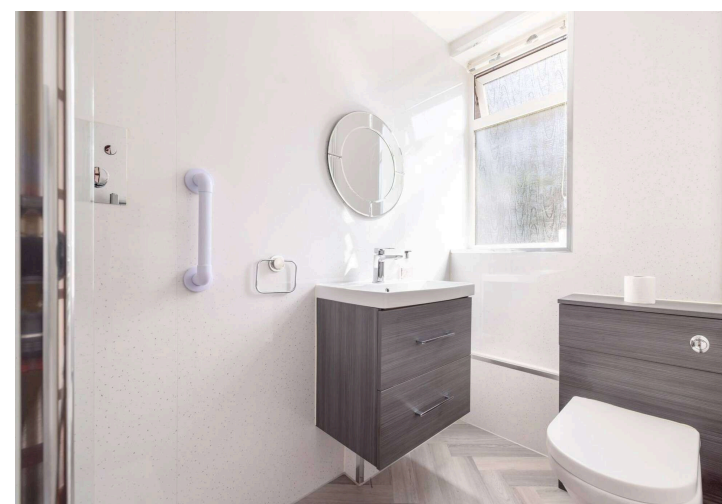
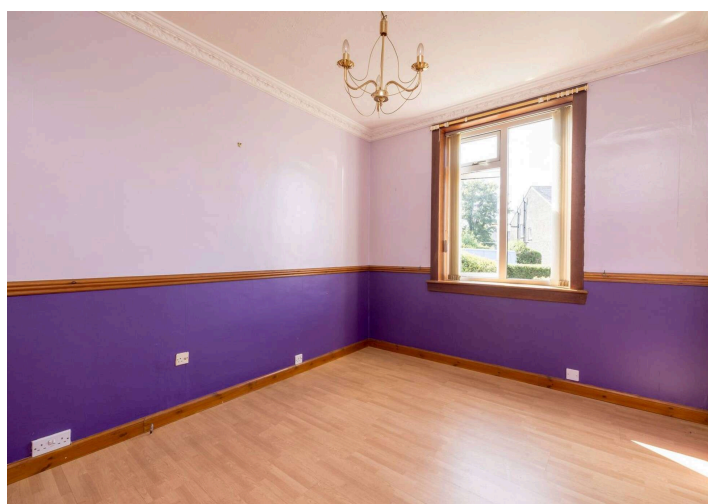
This bright and well-proportioned extended lower villa is ideally situated within the popular Carrick Knowe area of Edinburgh. Offering comfortable accommodation throughout, the property is an excellent opportunity for first-time buyers and those looking to put their own stamp on a home.

The accommodation comprises a welcoming sitting room, well-appointed kitchen/dining room, two generous double bedrooms and a shower room with a three-piece suite. Further benefits include gas central heating and double glazing.

Externally, the property enjoys a private front garden with driveway, providing useful off-street parking, together with access to a communal drying green. The property is conveniently positioned close to a range of local amenities, excellent transport links and recreational facilities, making this an appealing home in a popular residential setting.

Extras

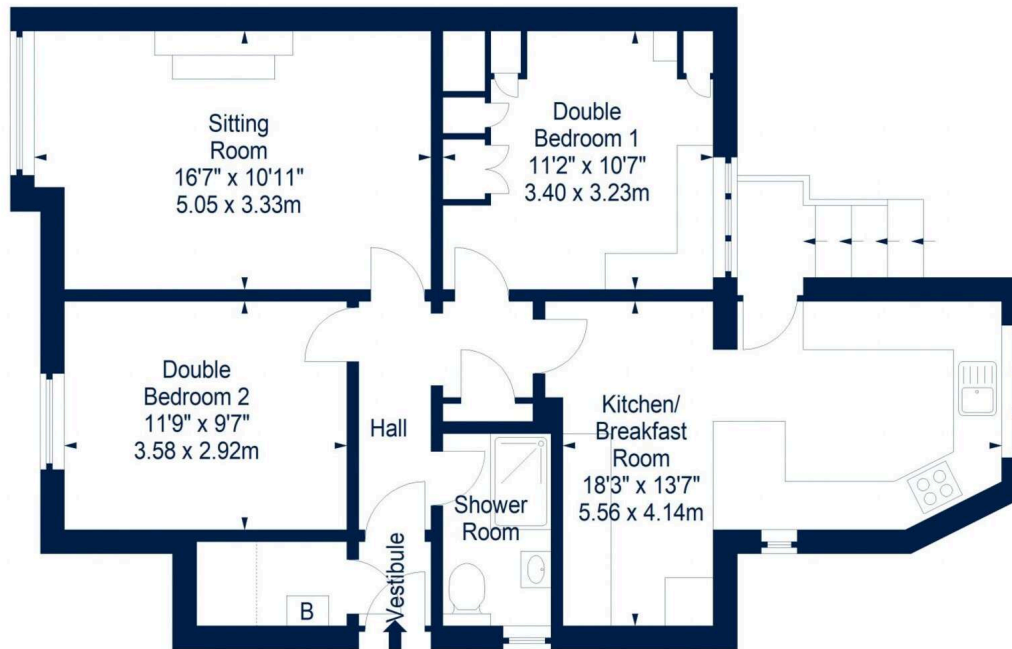
To include all fitted floor coverings, carpets, curtain poles and blinds, double oven, hob, extractor hood, washing machine, tumble dryer and dishwasher.





Floor Plan

11 Carrick Knowe Hill, Edinburgh, Midlothian, EH12 7BR



Ground Floor



Flat - Approx. Gross Internal Area - 764 Sq Ft - 70.98 Sq M

For identification only. Not to scale. © SquareFoot 2026



Location

Carrick Knowe is a popular residential district some 3 miles from Edinburgh City Centre with its own shopping precinct, public park and municipal golf course. A wide selection of local amenities cater for day to day requirements with further shopping opportunities at the Gyle Centre and Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level. Frequent public transport runs to the City Centre and surrounding areas and there is the added benefit of The Gyle train station nearby. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.





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