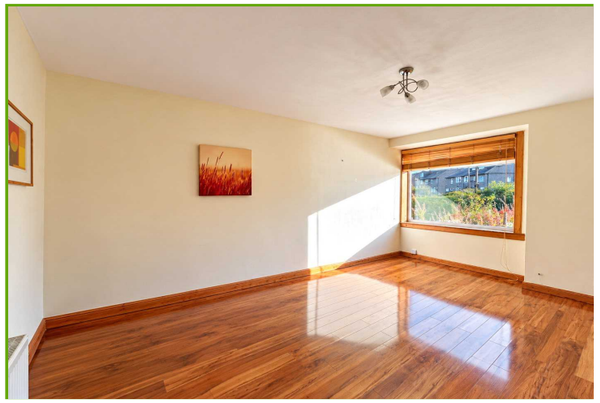

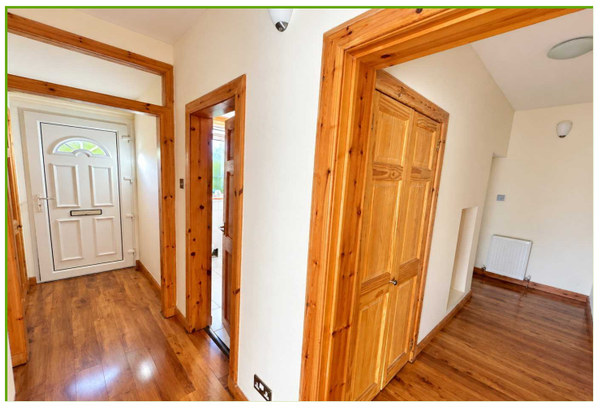

Carrick Knowe Gardens,
Edinburgh, Midlothian, EH12

Offers Over: £170,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Carrick Knowe Gardens, Edinburgh, Midlothian, EH12

Offers Over: £170,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C

Rarely Available Two-Bedroom Main Door Lower Villa in Sought-After Carrick Knowe. A rare opportunity has arisen to purchase this bright and spacious two-bedroom main door lower villa, situated within the popular Carrick Knowe area of Edinburgh.

EPC - C
Council Tax - C

Rarely Available Two-Bedroom Main Door Lower Villa in Sought-After Carrick Knowe

A rare opportunity has arisen to purchase this bright and spacious two-bedroom main door lower villa, situated within the popular Carrick Knowe area of Edinburgh.

Offering excellent potential for personalisation, the property would benefit from light cosmetic upgrading throughout, presenting an ideal opportunity for first-time buyers, professionals, growing families or those looking to create a home tailored to their own tastes.

The accommodation comprises two well-proportioned double bedrooms, a family bathroom and a kitchen with patio doors opening directly onto the private rear garden. Enjoying a pleasant outlook over neighbouring woodland, the garden provides a peaceful outdoor space to relax or entertain. Further benefits include a large driveway, offering valuable off-street parking.

Conveniently positioned close to a range of local amenities, the property also benefits from excellent transport links, providing easy access to Edinburgh city centre and surrounding areas.

Combining generous living space, a private garden, off-street parking and exciting scope to add value, this attractive home represents an excellent opportunity for buyers seeking a property in a well-established and desirable residential location.

Carrick Knowe is a highly regarded residential area situated to the west of Edinburgh city centre, offering a convenient location with a wide range of amenities nearby. Local shops and everyday services are readily accessible, while larger supermarkets, including Tesco Extra and Lidl, can be found in neighbouring Corstorphine. For more extensive shopping, The Gyle Shopping Centre and Hermiston Gait provide a variety of well-known retailers, cafés and leisure facilities.

The area is well suited to families, with a choice of local schooling at both primary and secondary levels. Residents can also enjoy a wealth of nearby outdoor and recreational attractions, including local parks, Corstorphine Hill, the Water of Leith and Edinburgh Zoo, alongside a selection of health and fitness facilities.

Excellent transport links serve the area, with regular bus services and access to the Edinburgh Tram network, providing convenient connections to the city centre and beyond. The Edinburgh City Bypass is also easily accessible, offering links to the wider motorway network and Edinburgh Airport.

For full EPC please contact the branch.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by Steve Hardaker Limited, (company number 06234698), registered in England at 75 Larch Drive, Stanwix, Carlisle, Cumbria CA3 9FJ. VAT registration no: 437854559. Letting Agent Registration Number is LARN2305007

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.