



163

CARRICK KNOWE DRIVE  
CARRICK KNOWE, EDINBURGH, EH12 7EL

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ESTATE AGENTS



## Property Summary

Situated on an established residential street in Carrick Knowe, this two-bedroom, main-door upper villa offers an ideal city home for first-time buyers, professionals, couples, and rental investors alike, and it comes presented with neutral décor. Accompanied by a private garden area, access to a communal garden, and a private driveway, the villa lies within easy reach of everyday amenities including shops, schools, transport links, and scenic open spaces such as Hillwood Park and Corstorphine Hill.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

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## Features

- Main-door upper villa in Carrick Knowe
- Ground-floor entrance and first-floor hall with storage
- Generous, southeast-facing living/dining room
- Bright kitchen
- Two double bedrooms with built-in storage
- Bathroom with shower-over-bath
- Private garden area
- Access to a shared garden
- Private front driveway
- Gas central heating system
- Double-glazed windows
- EPC Rating: TBC





*“Generous, southeast-facing living/dining room, bright kitchen and two double bedrooms with built-in storage”*







*“Bathroom with shower-over-bath,  
a private garden area and  
access to a shared garden”*





# Floorplan

## First Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Kitchen  
8'6" x 7'0"  
2.58 x 2.14m

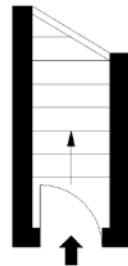
Bathroom  
8'6" x 4'4"  
2.58 x 1.33m

Hall

Bedroom 2  
11'6" x 11'1"  
3.50 x 3.38m

## Ground Floor

Approx. 2.6 sq. metres (28.0 sq. feet)



Bedroom 1  
12'6" x 9'7"  
3.80 x 2.92m

Living/  
Dining  
Room  
17'5" x 10'10"  
5.30 x 3.30m

Total area: approx. 67.9 sq. metres (730.9 sq. feet)

## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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