



**160 Carrick Knowe Road, Edinburgh, EH12 7BW**

Well Presented, Two-Bedroom Villa with Private Garden

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# Property Description

Light and well-presented, two-bedroom, traditional upper villa with a private garden. Positioned in a quiet cul-de-sac setting, located in the popular Carrick Knowe area, lying to the south-west of Edinburgh city centre.

Comprises an entrance hall and stairway, hall, living/dining room, kitchen, two double bedrooms, and a shower room.

Highlights include a fitted kitchen with integrated appliances, modern bathroom, gas central heating and double glazing. In addition, there are open views to the rear, and good storage including a loft space offering a potential conversion development.

There is a private garden plot to the rear together with a store shed, and a shared drying green.

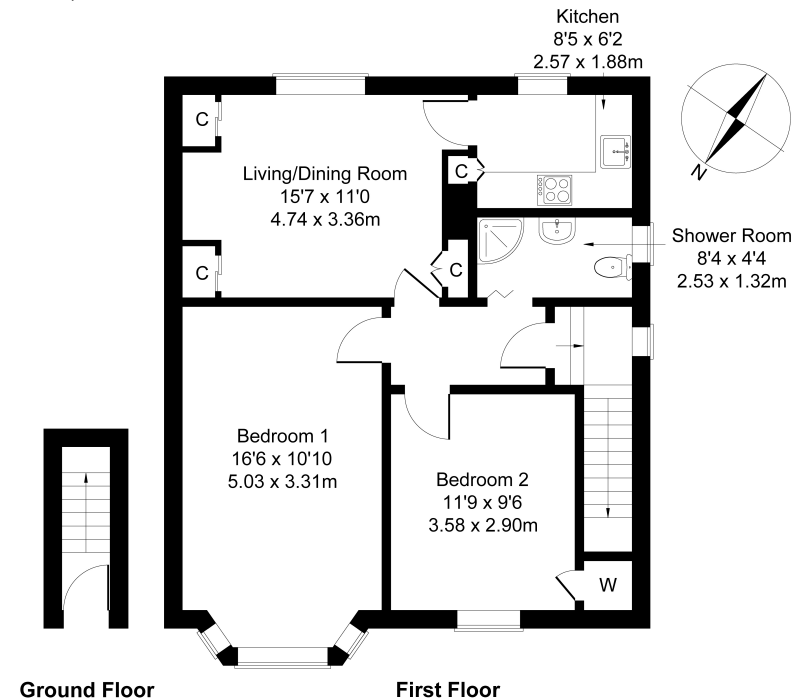
Upon entering, a carpeted staircase leads to the upper hall, providing convenient access to each room. The well-proportioned living room is bright and inviting, with ample natural light, carpeted flooring, and a built-in cupboard space for storage. The kitchen is appointed with fitted worktops, a splashback surround, and a stainless steel drainer. Integrated appliances include an oven, electric hob with overhead canopy, and a washing machine, making it both functional and modern.

Positioned at the rear of the property, both bedrooms offer generous proportions and are finished with carpeted flooring, providing comfortable and spacious accommodations. Completing the accommodation is a contemporary bathroom featuring a two-piece suite, complemented by a fully tiled shower cubicle.



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**Approximate Gross Internal Area: (721 sq ft - 67 sq m.)**



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Carrick Knowe, located just south of Corstorphine, is a well-established residential neighbourhood offering a wide variety of social and recreational amenities. The area benefits from excellent local shopping options, with St. John's Road providing a diverse selection of shops and services. Larger retail needs are well catered for by a 24-hour Tesco superstore, as well as the nearby Hermiston Gait Retail Park and Gyle Shopping Centre, which feature many popular high-street brands.

Residents can enjoy numerous green spaces, including family-friendly parks and the scenic woodlands of Corstorphine Hill. Leisure facilities in the area include Juvenate Health & Leisure at Leonardo Edinburgh Murrayfield, the David Lloyd Club, several golf courses, and Edinburgh Zoo. Carrick Knowe is well-served by frequent public transport links to both Edinburgh and Glasgow, and offers access to a variety of highly-regarded nurseries and schools at all educational levels.







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