



182 Carrick Knowe Road

Carrick Knowe | Edinburgh | EH12 7BP

A well-proportioned main door lower villa in a peaceful residential location, close to excellent local amenities and transport links and benefitting from private front and rear gardens. Now requiring modernisation, the property offers buyers an ideal opportunity to renovate to their own specifications.

-  1 Reception room
-  2 Bedrooms
-  1 Shower room
-  Private front and rear gardens
Shared drying green
-  On street parking
-  EPC rating – D
-  Council tax band - C



Description

The accommodation briefly comprises an entrance vestibule with a deep storage cupboard leading into a welcoming hallway, a bright lounge overlooks the garden to the rear and is open plan to the kitchen which has a door giving direct access to the rear garden. There are two double bedrooms and a shower room with thermostatic shower. The property further benefits from gas central heating and double glazing.



Extras

The garden shed and greenhouse are to be included in the sale.

Gardens and Parking

A neat front garden laid to lawn with flower and shrub borders welcomes you to the property whilst to the rear is a fully enclosed garden with shed and greenhouse providing an ideal space to relax, dine and enjoy the warmer months. A drying green, shared with the upper villa, is beyond the rear garden and is laid to lawn and has clothes drying posts. Parking is on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





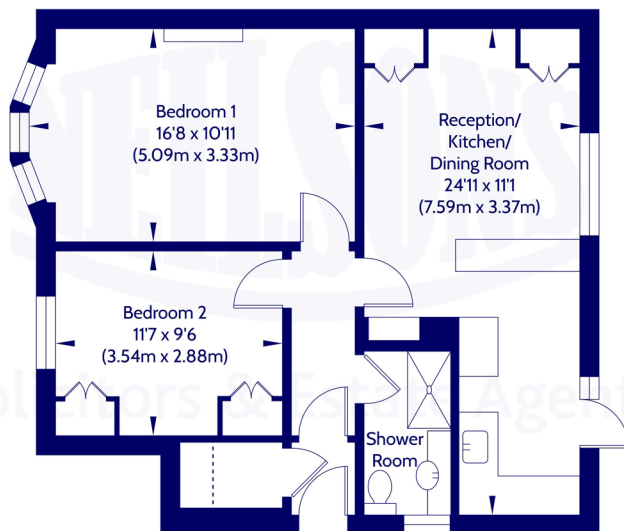
Location

The property is located in the sought after residential area of Carrick Knowe, which is neighboured by Corstorphine and lies to the west of Edinburgh city centre. Many local shops and services are on hand including Tesco & Lidl supermarkets, with the nearby Gyle Shopping Centre and Hermiston Gait offering 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 By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Gross Internal Floor Area 60 Sq M / 648 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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