NEILSONS

Solicitors & Estate Agents



Offers Over

£225,000

33 Carrick Knowe Hill

Carrick Knowe | Edinburgh | EH12 7BR

This spacious and bright main-door double-upper villa with private garden to the rear, is pleasantly situated within the Carrick Knowe district close to fantastic local amenities, transport links and schooling. Providing flexible accommodation, internal viewing is highly recommended to be fully appreciated.

- 3 Bedrooms
- 1 Public room
- 1 Bathroom
- Private garden
- On-street parking
- EPC Band - D
- Council Tax Band – C



Description

In brief the accommodation comprises: entrance hall with stairs leading to welcoming entrance hallway with built-in storage cupboard, light and airy reception room/ dining room, stylish fitted kitchen, well proportioned bay-windowed principal bedroom, second good-sized double bedroom, modern bathroom with shower over bath and finally a further bedroom in the attic level. Further benefits include gas central heating & double glazing.





Extras

All fitted floor coverings will be included in the sale together with the oven, electric hob, fridge/freezer, toaster, kettle, microwave and washing machine. Please note that items of furniture can be included in the sale if desired.

Gardens and Parking

To the rear of the property there is a well-maintained private garden and ample on-street parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.









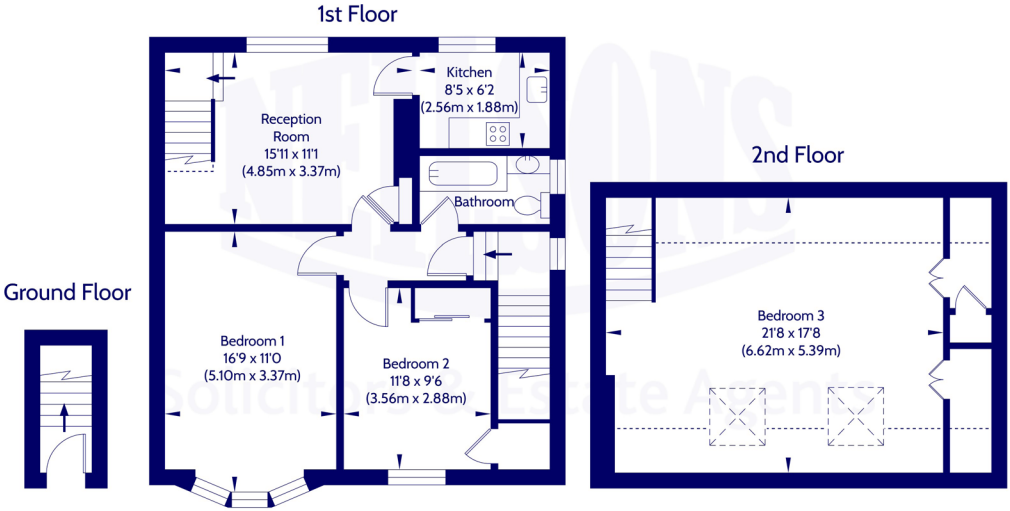
Location

The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra and Lidl within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street retailers. 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 Bypass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 92 Sq M / 997 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year