



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**134 CARRICK KNOWE ROAD**

Carrick Knowe, Edinburgh, EH12 7BW





This lower villa is situated in Carrick Knowe and offers a spacious living room, a kitchen, two bedrooms, and a shower room, plus a large private garden and access to unrestricted on-street parking. The property is sure to appeal to first-time buyers, professionals, couples, young families, downsizers, and rental investors alike, and it lies close to nearby amenities, transport links, and green spaces.

## FEATURES

- Lower villa in Carrick Knowe
- Close to amenities and green spaces
- Sure to appeal to a wide demographic
- Vestibule and hall (both with storage)
- Spacious living room
- Bright kitchen
- Two double bedrooms
- Shower room
- Large private garden
- Unrestricted on-street parking





"THIS TWO-BEDROOM  
LOWER VILLA IN  
CARRICK KNOWE  
OFFERS A BLANK  
CANVAS FOR  
MODERNISATION."



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

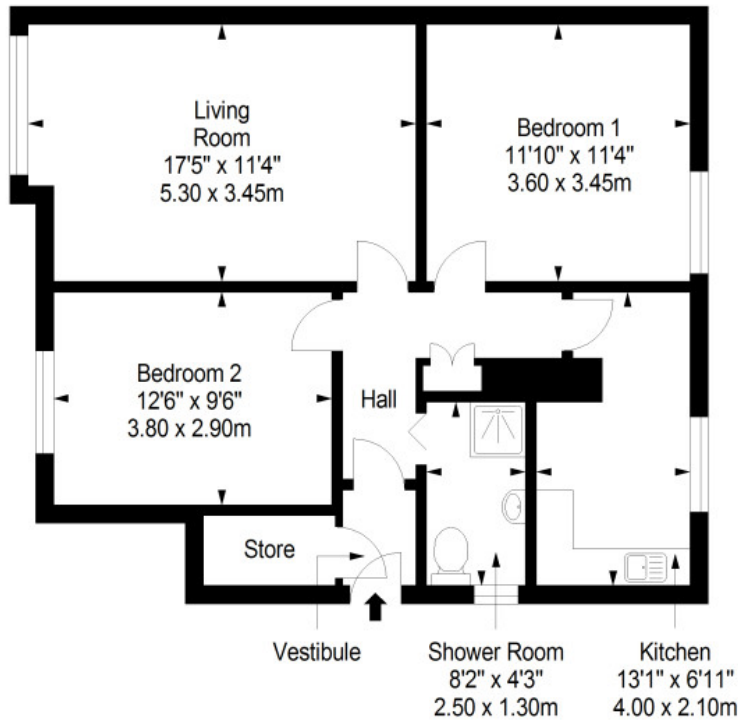


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Ground Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



Total area: approx. 65.1 sq. metres (700.7 sq. feet)

EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

01890 880 008



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