



A BEAUTIFULLY EXTENDED FAMILY HOME OFFERING  
SPACE, LIGHT AND VERSATILITY IN ONE OF  
EDINBURGH'S MOST POPULAR RESIDENTIAL DISTRICTS



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McEwan Fraser is delighted to present this double upper villa, offering its own main door access and forming part of a quiet, wide residential street within the highly sought-after Carrick Knowe district of Edinburgh. The property has been thoughtfully extended into the roof space to create two bedrooms, complemented by extensive loft storage, and now provides spacious, flexible accommodation ideally suited to family living while also offering excellent rental and investment potential.

The bright and welcoming living room enjoys a desirable south-facing aspect to the rear, flooding the room with natural light and providing a delightful leafy outlook. This comfortable space flows seamlessly into a contemporary, well-appointed kitchen, which is fitted with a range of modern units and integrated appliances.

## The Property





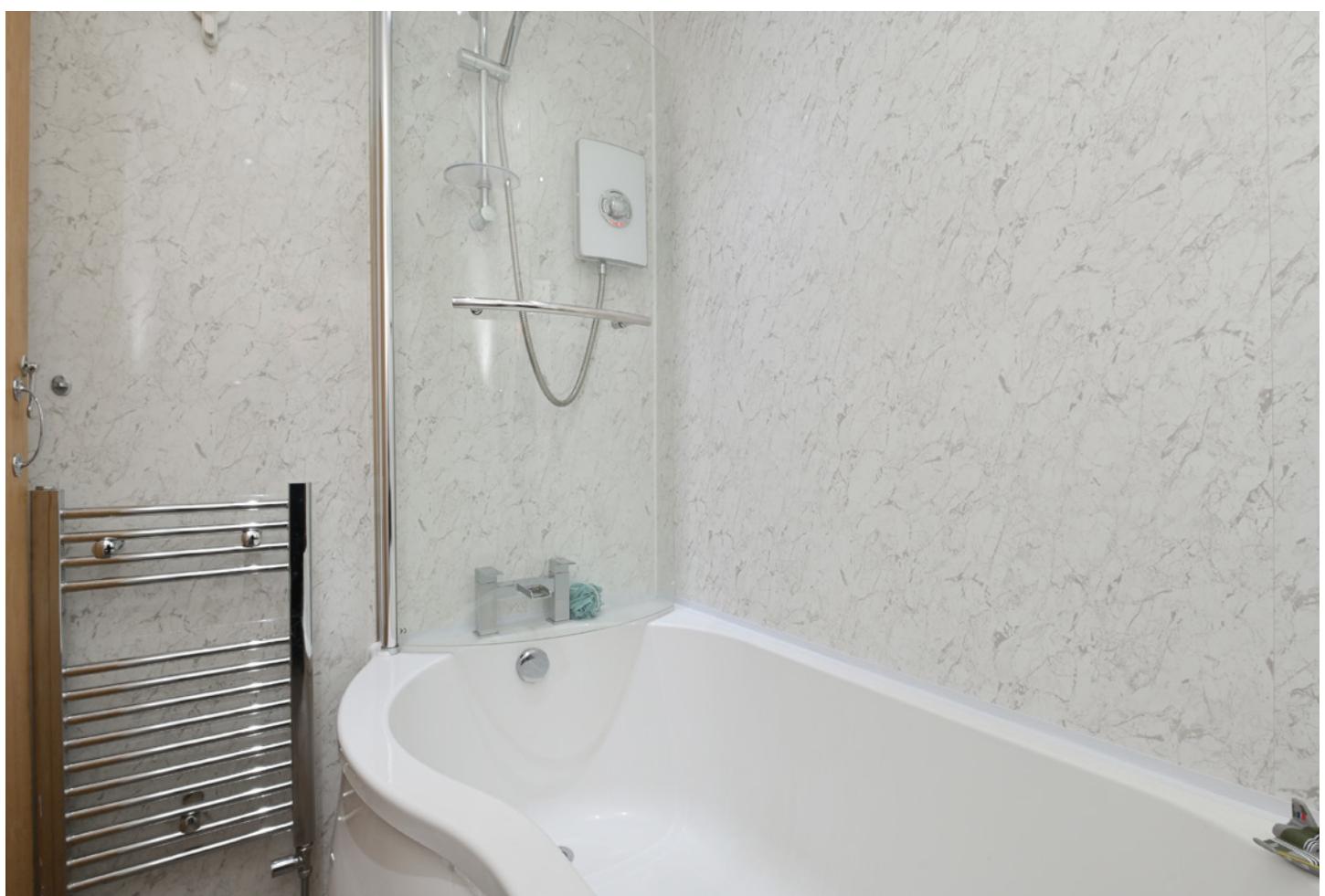
At the heart of the home is an unusually spacious hallway, currently utilised as a dining area, but offering excellent versatility to suit a variety of lifestyle needs. This impressive space features a large picture window, a deep storage cupboard, and a carpeted staircase leading to the upper floor.

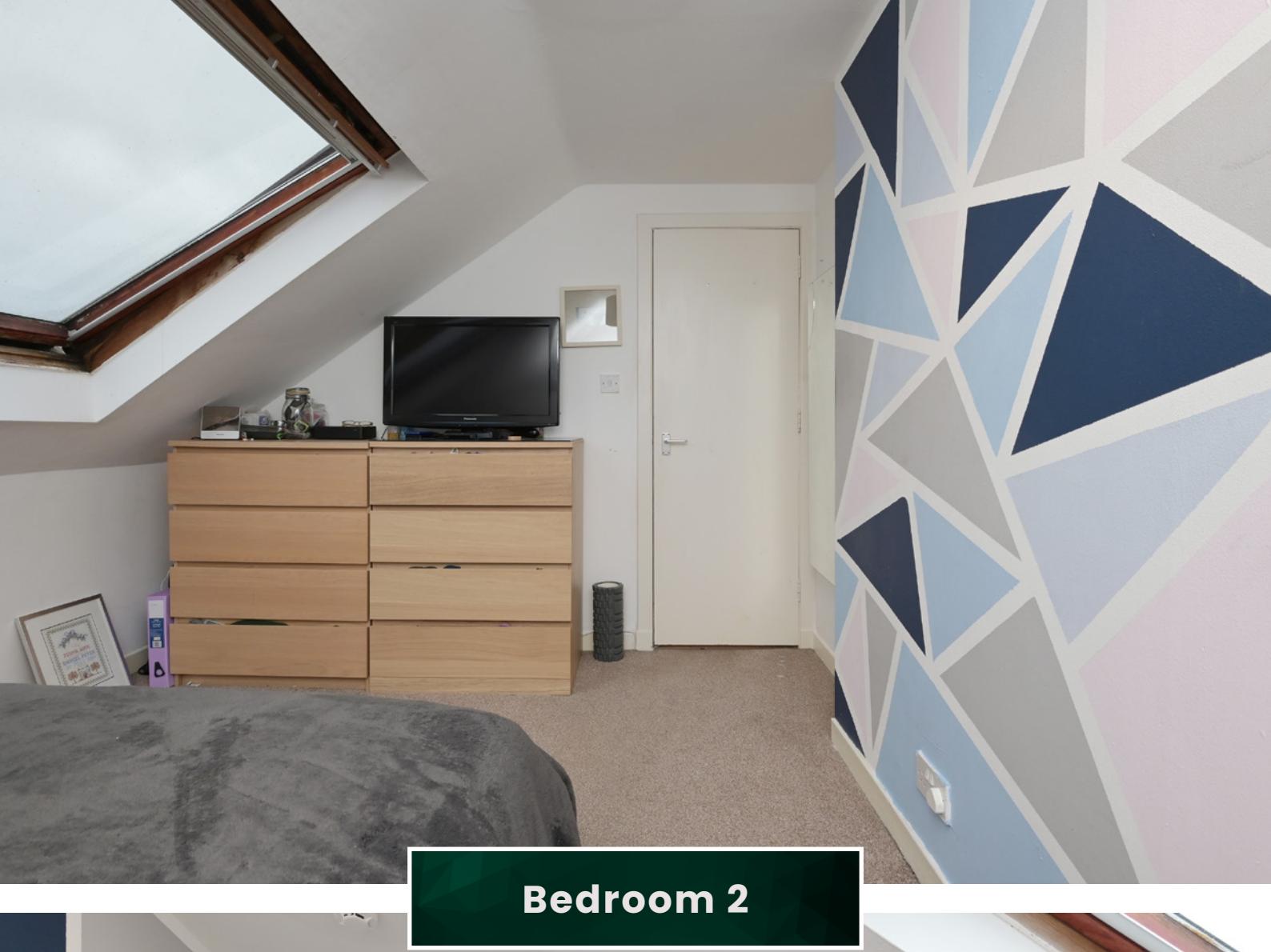




The lower level accommodation is completed by the principal bedroom and an attractive family bathroom with a shower over the bath. Upstairs, the two additional bedrooms provide excellent proportions and flexibility, making this an ideal home for growing families or those seeking generous home-working space.







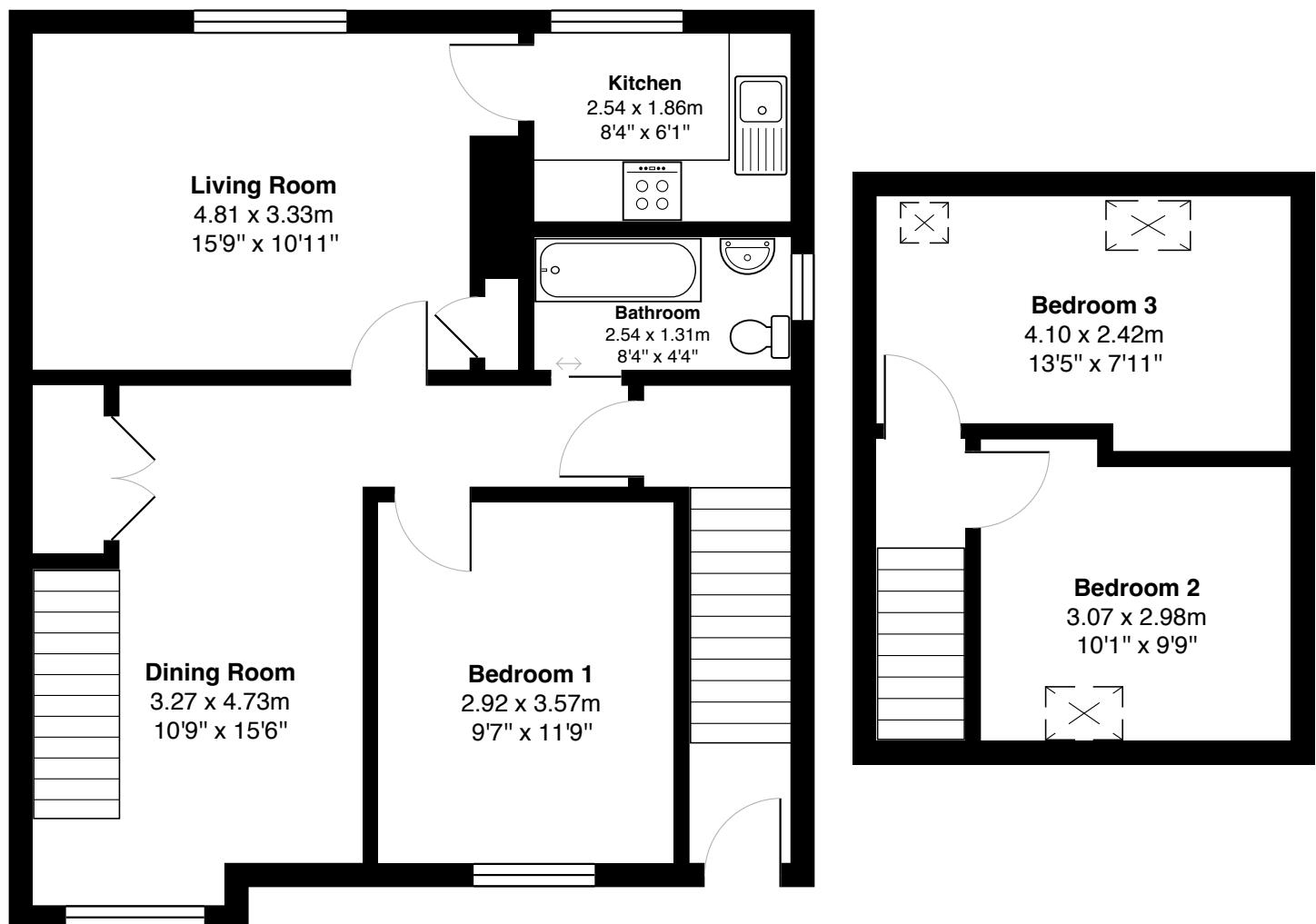
## Bedroom 2





## Bedroom 3





Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: D

## Floor Plan

Externally, the property enjoys a number of valuable features, including gas central heating, double glazing, a driveway providing welcome off-street parking, a communal drying green, and a delightful south-facing private rear garden; perfect for relaxing or entertaining in the warmer months.

This superb home combines space, light and adaptability in a popular residential location, and early viewing is highly recommended.

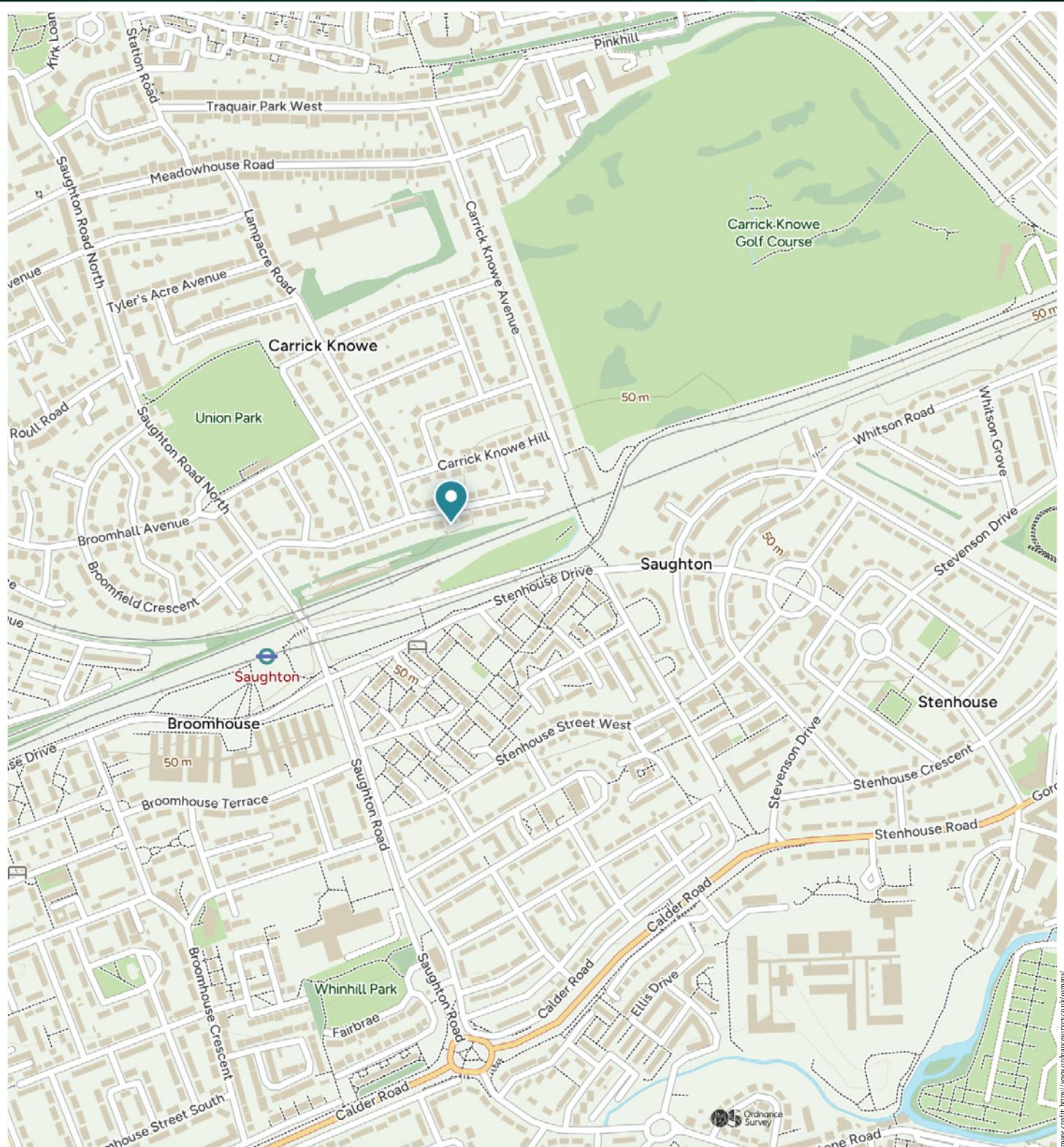




The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of Edinburgh city centre. Many local shops and services are on hand with Tesco Extra and Lidl supermarkets within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street names. 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.

## The Location



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