



20 Maplewood Park
Corstorphine, EH12 8WU

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Living Room
- Bedroom 5/ Office
- Kitchen
- Utility Room
- W.C.
- Four Bedrooms (One En-suite)
- Bathroom
- Driveway & Garage
- Private Rear Garden
- Double Glazing & GCH
- EPC Rating – C

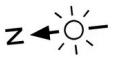


Nestled within a quiet cul-de-sac setting, this well-proportioned detached house is situated in the popular area of Corstorphine. The property is close to a wide range of local amenities and has convenient public transport links to the city centre and surrounding areas. The ground floor accommodation comprises; a welcoming entrance hallway, bright and generously proportioned living room with French doors providing direct access to the rear garden, home office which could alternatively serve as a fifth bedroom, fitted kitchen, utility room, and WC. The upper level offers four bedrooms (one with an en-suite bathroom and another with fitted wardrobes) along with a family bathroom featuring both a separate shower and bath. Externally there is a well-maintained private garden to the rear and a driveway and garage providing off-street parking. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.





**Maplewood Park,
Edinburgh,
Midlothian, EH12 8WU**

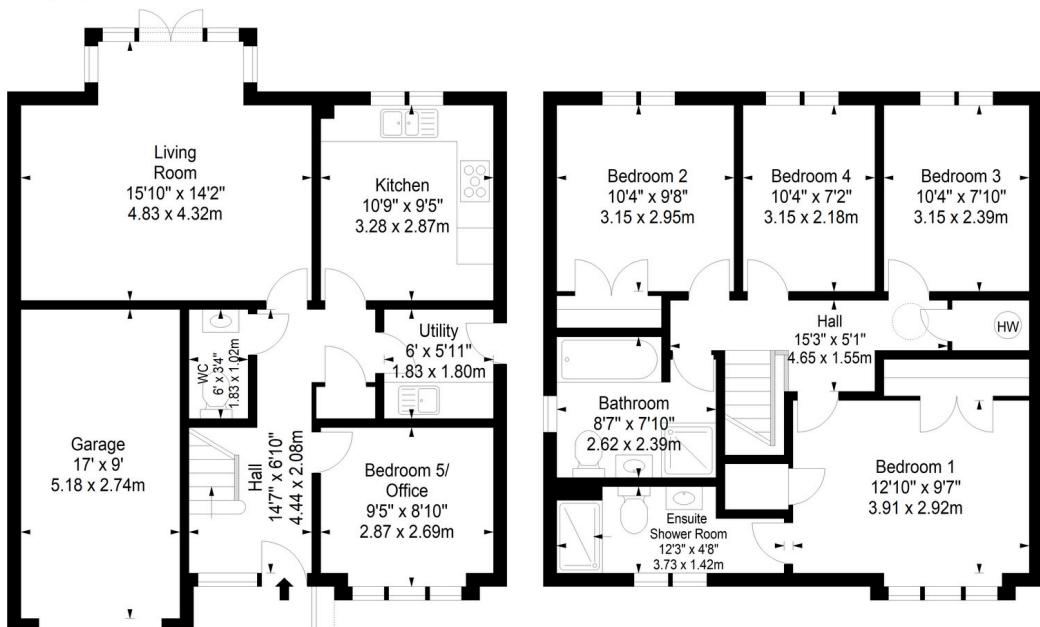


Approx. Gross Internal Area
1238 Sq Ft - 115.01 Sq M

Garage

Approx. Gross Internal Area
149 Sq Ft - 13.84 Sq M

For identification only. Not to scale.
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Ground Floor

First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.