

6 Falkland Gardens, Costorphine, Edinburgh, EH12 6UW





### Description

Commanding an enviable setting within a quiet cul-de-sac with no through traffic is this attractively presented end terraced house offering comfortable and light filled living space which represents an ideal home for a professional couple or family.

### Features

- Entrance hall with storage and WC
- Sunny dual-aspect living/dining room with fireplace
- High spec kitchen with French doors to rear garden
- Two double bedrooms
- Versatile third bedroom
- Bathroom with white suite and overhead shower
- Private gardens to the front and rear
- Gas central heating and double glazing
- Garage and multi-car driveway
- EV charging point

### Extras

All fitted floor and window coverings, light fittings, oven, hob, cooker hood, dishwasher, washing machine, and fridge/freezer are included.

**EPC Rating: C**

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a large Tesco supermarket, Lidl, Co-op, GP surgery and dental practice all within easy reach. The Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





**Falkland Gardens,  
Edinburgh,  
Midlothian, EH12 6UW**



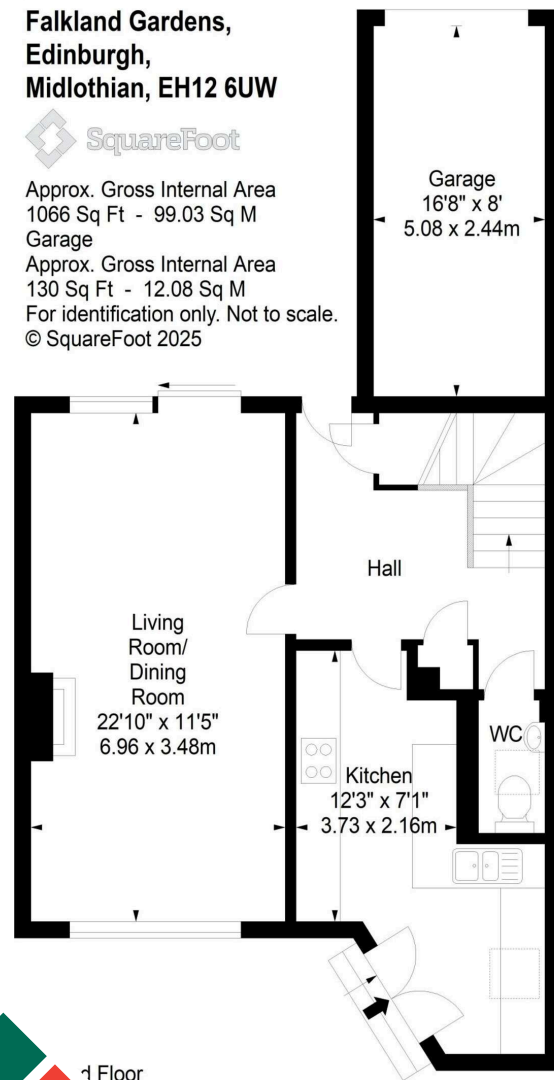
Approx. Gross Internal Area  
1066 Sq Ft - 99.03 Sq M

Garage

Approx. Gross Internal Area  
130 Sq Ft - 12.08 Sq M

For identification only. Not to scale.

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1 Floor

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**