

**Flat 7, 235 Corstorphine Road
Edinburgh EH12 7AR**

Offers Over £480,000

- Two Bedroomed 1st Floor apartment
- Generous and bright living space
- Spacious open plan Lounge/kitchen/diner
- Two well proportioned double bedrooms
- Master bedroom with en-suite shower
- Family bathroom with three piece suite
- Gas central heating and Double glazing
- Residents Parking

Council Tax Band: F

Tenure: Freehold

Annual Service Charge: £1800

Shared Ownership: N



1



2



2



EPC C



First Floor Flat

Flat 7, 235 Corstorphine Road is a beautifully presented two-bedroom apartment set within a well-established residential development in the ever-popular Corstorphine area of Edinburgh. Occupying the first floor, this impressive home offers a combination of generous proportions, modern interiors and an enviable location, all just moments from excellent local amenities. This is a rare opportunity to acquire a beautiful home in one of Edinburgh's most desirable areas, with excellent amenities, schools, and green spaces all within easy reach.

The property comprises; a welcoming hallway with a skylight that fills the space with natural light, complemented by three sizeable storage cupboards. The bright and spacious open-plan living and dining room features an attractive triple-bay window, providing an abundance of light - an ideal setting for entertaining or relaxing. The modern kitchen is well-equipped with a range of wall and base units, an electric oven and hob, and integrated appliances—all included in the sale. The hallway also provides access to the attic via a Ramsay ladder, and is permitted for use as storage space only. Both double bedrooms are generously sized and benefit from built-in wardrobes. The principal bedroom enjoys a second triple-bay window and a stylish en-suite shower room with a mains-powered shower and heated towel rail. The contemporary family bathroom benefits from underfloor heating. **Please note no warranty is given for systems.** Additional features include gas central heating, double-glazed sash and case windows throughout, well-maintained communal gardens, and private residents' parking.

Set to the north of Edinburgh's city centre, Corstorphine is a highly sought-after residential area known for its vibrant community feel and excellent amenities. A wide selection of shops, cafes, and services can be found in Corstorphine Village, with further retail opportunities at The Gyle Shopping Centre nearby.

Recreational facilities abound, including David Lloyd Leisure, Drum Brae Leisure Centre, and a variety of local bars and restaurants. Outdoor enthusiasts will appreciate the proximity to Corstorphine Hill Nature Reserve, Carrick Knowe Golf Course, the Water of Leith Walkway, and Edinburgh Zoo.

Corstorphine is exceptionally well connected, with frequent public transport services providing swift access to the city centre and beyond. The City Bypass and major motorway networks are easily accessible, as are South Gyle and Haymarket railway stations. Edinburgh Airport is just a short drive away, making this location ideal for commuters and frequent travellers alike.

Viewing By appointment 0131 337 1800



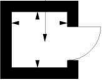


Corstorphine Road,
Edinburgh,
Midlothian, EH12 7AR



Approx. Gross Internal Area
1188 Sq Ft - 110.37 Sq M
Attic
Approx. Gross Internal Area
266 Sq Ft - 24.71 Sq M
Secure External Storage
Approx. Gross Internal Area
14 Sq Ft - 1.30 Sq M
For identification only. Not to scale.
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Secure
External
Storage
3'9" x 3'9"
1.14 x 1.14m



Ground Floor



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