

**19 Saint Ninian's Drive
Edinburgh EH12 8AJ**

Offers Over £325,000

- Bay window lounge and decorative fireplace
- Kitchen/diner fitted with wall and floor units, gas hob and electric oven and appliances included in sale
- Three double bedrooms with master featuring built in wardrobes
- Shower room fitted with two-piece suite
- Private back garden
- Driveway

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



Lower Flat

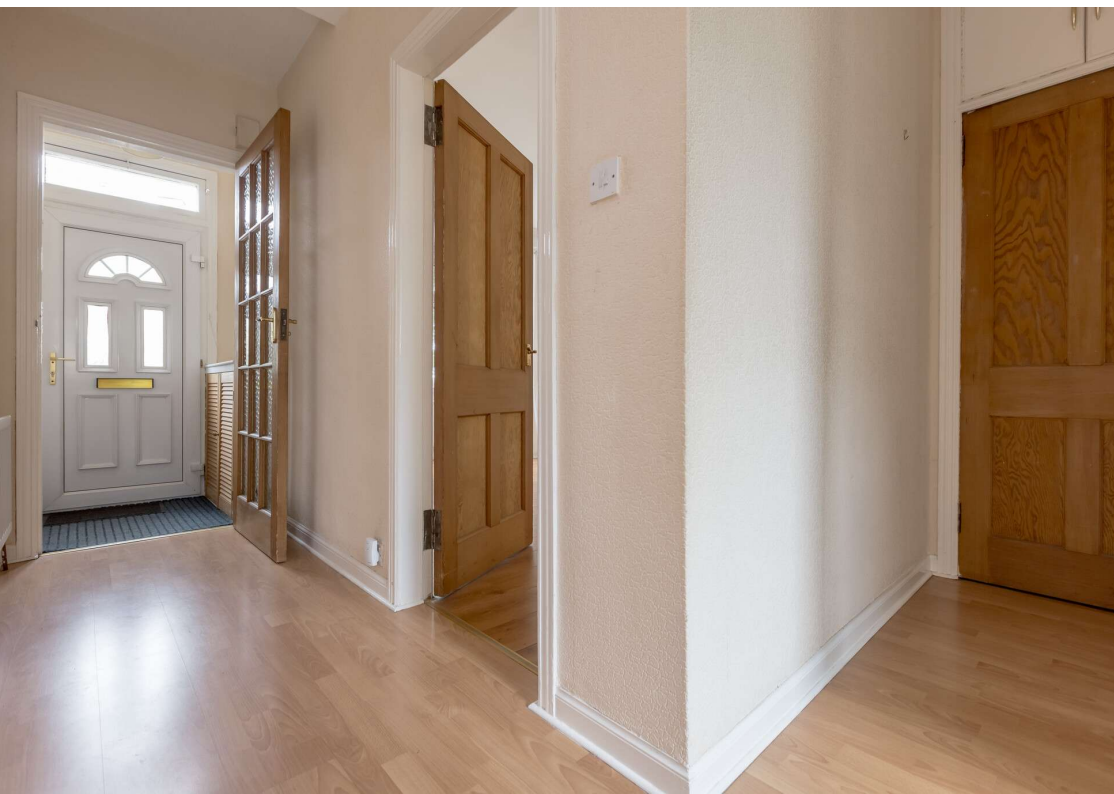
This superb main-door flat is sure to appeal to many buyers, offering three double bedrooms and generous living space. Early viewing is highly recommended.

The accommodation includes a large bay-windowed lounge with a decorative fireplace, creating the perfect space to relax with family and friends. To the rear of the property, the bright kitchen/diner enjoys direct access to the back garden and is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and appliances included in the sale. There are three spacious double bedrooms, with the master benefiting from built-in wardrobes. The recently fitted shower room features a modern two-piece suite and a mains walk-in shower. The property further benefits from gas central heating and double glazing throughout, ensuring maximum efficiency. Externally, the home boasts a superb west-facing rear garden with a convenient patio area, lawn, and useful garden shed—ideal for summer barbecues. To the front, there is off-street parking provided via a private driveway. **Please Note** - Sold as seen with no warranties for systems.

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 on 0131 337 1800

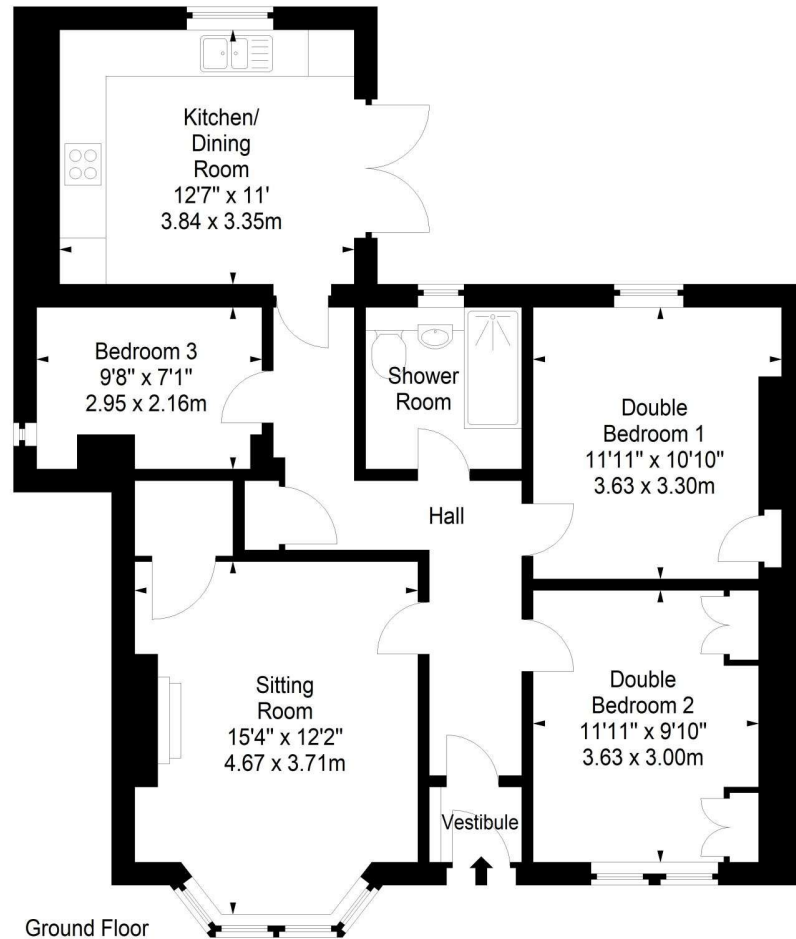
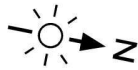




St. Ninians Drive,
Edinburgh,
Midlothian, EH12 8AJ



Approx. Gross Internal Area
856 Sq Ft - 79.52 Sq M
For identification only. Not to scale.
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