



Solicitors & Estate Agents










Offers Over

£520,000

38 Craigs Road

Corstorphine | Edinburgh | EH12 8EN

Neilsons are delighted to offer onto the market, this immaculately presented detached bungalow, which rest on a generous and beautifully maintained garden and enjoys a superb location in Edinburgh's desirable Corstorphine area.

-  4 bedrooms
-  1 public room
-  1 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- G



Description

The accommodation briefly comprises: entrance hallway with stair to the upper level, comfortable bay fronted reception room which boasts a sunny south facing aspect and features attractive wood flooring, coving and a focal fireplace, stylish kitchen fitted with a good assortment of sleek contemporary units, coordinated worktops, adjustable feature lighting and a variety of high quality integrated appliances, generously proportioned principal bedroom which is quietly located to the rear of the house and has fitted wardrobes and French doors leading directly out to the rear garden, two further good sized bedrooms on the ground floor (one currently being used as a dining room), a spacious upstairs double bedroom with spectacular southerly facing viewings over the surrounding area and toward the Pentland Hills, and downstairs modern shower room, with tiling to floor and walls, counter sunk basin, WC and mains shower enclosure with digital controls.



Extras

All blinds, light fittings and integrated appliances will be included.

Gardens, Garage & Driveway

To the front of the house is a neatly kept private garden, comprising areas of lawn, bordered by mature hedgerow and featuring planted beds and a rockery. A driveway and single garage provide excellent off-street parking. Undoubtedly one of the standout features of this wonderful home is the magnificent, enclosed garden the rear. Beautifully landscaped to form a spectacular all season's space for all the family to enjoy, the garden comprises a substantial area of lawn, with natural stone terrace and a delightful mature tree/hedgerow backdrop.

Viewing

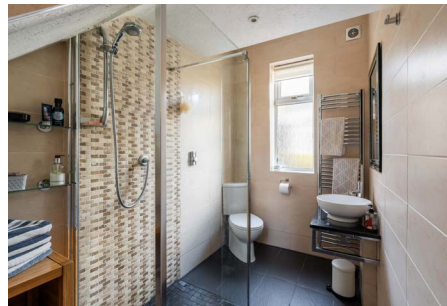
By appointment through Neilsons (0131 625 2222).





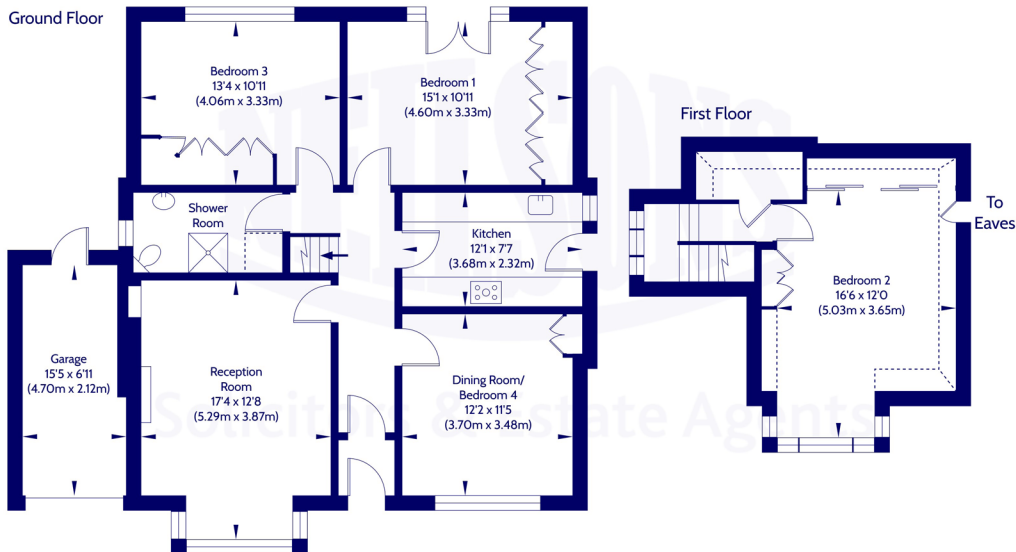
Location

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, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket, a Sainsbury's store, and a Scotmid. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those travelling further afield for work or leisure, Edinburgh International Airport is a seven minute approx. drive away, with two tram stops close at hand. 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 to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.





Approx. Gross Internal Floor Area 112.03 Sq M / 1206 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

