



Solicitors & Estate Agents










Offers Over

£145,000

14/1 Dunsmuir Court

Corstorphine | Edinburgh | EH12 7TD

This ground floor flat, located in a highly desirable area renowned for its excellent local amenities and superb transport connections, presents an exciting opportunity for modernisation and personalisation. Offering generous living space and rare private front and rear gardens, the property is perfect for those looking to create a stylish and comfortable home in a well-connected neighbourhood.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private Gardens
-  On Street Parking
-  EPC Rating – C
-  Council Tax Band – A



Description

Stepping inside, you are welcomed by an L-shaped hallway that features built-in storage, ideal for coats, shoes, or household essentials, and providing a practical introduction to the home. The spacious dual-aspect reception room is flooded with natural light and centred around a feature fireplace, creating a warm and inviting environment for everyday living or entertaining guests. The adjoining kitchen is well-equipped with traditional wall and base units, tiled splashbacks for easy maintenance, and a convenient side door leading directly to the garden, ideal for al fresco dining or bringing in groceries. Although functional, the kitchen also offers great scope for updating to suit modern tastes. The flat features two generously sized double bedrooms, both benefiting from built-in wardrobes and offering plenty of space for additional furnishings or home office setups. These rooms are light and airy, making them comfortable retreats for rest and relaxation. Completing the accommodation is a fully tiled wet room, which includes a modern white two-piece suite and an electric shower. The layout is practical and accessible, with potential for upgrading to enhance both comfort and style.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys the rare benefit of both front and rear private gardens. The lawned areas offer a peaceful outdoor retreat—ideal for relaxing, entertaining, or even a spot of gardening—enhancing the overall appeal of the home.

Viewing

Please contact Neilsons on 0131 625 2222.



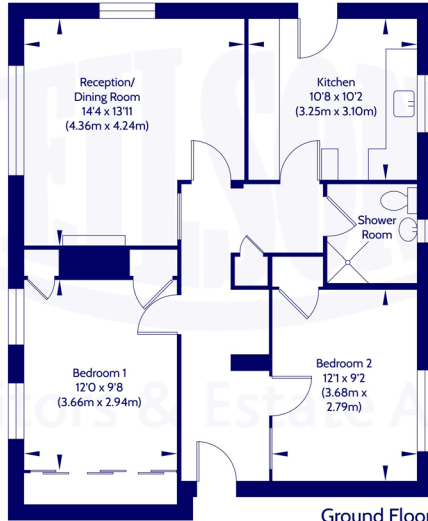


Location

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.



Approx. Gross Internal Floor Area 68.44 Sq M / 737 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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✉ 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

