



Solicitors & Estate Agents










Offers Over

£425,000

14 North Gyle Drive

Corstorphine | Edinburgh | EH12 8JN

This bright and well-maintained semi-detached home is located on a quiet, family-friendly street in the popular Corstorphine area. Ideally positioned within walking distance of local amenities and offering excellent transport links into the city, the property is presented in immaculate, move-in-ready condition.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom Plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

Upon entering the property, you are welcomed into a bright hallway which benefits from a convenient ground-floor WC—ideal for guests and everyday use. To the front of the home is a well-proportioned reception room featuring a neutral, modern décor and attractive laminate flooring. This inviting space is perfect for relaxing or entertaining, with a large front-facing window that fills the room with natural light. The fitted kitchen is located to the rear and is equipped with a range of wall and base units, providing ample storage and preparation space. Integrated appliances ensure practicality, and a rear door offers direct access to the garden. Adjacent to the kitchen is a formal dining room, offering an excellent setting for family meals or hosting. This room also includes a side door for convenient outdoor access. Upstairs, the principal bedroom is a spacious, dual-aspect double with sleek laminate flooring and built-in wardrobes, providing both style and functionality. The second bedroom is another generous double, front-facing with its own built-in wardrobe, while the third double bedroom is decorated in neutral tones and includes useful storage. The modern shower room is fitted with durable wet wall acrylic panelling and includes a contemporary two-piece white suite along with a walk-in shower enclosure.



Extras

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

Gardens, Garage & Driveway

Externally, the property enjoys an extensive rear garden bordered by mature hedging. A well-maintained lawn and paved patio area offer space for outdoor entertaining, gardening, or play. To the front, a private driveway provides off-street parking for two cars and leads to a single garage, offering additional storage or workshop potential.

Viewing

Please contact Neilsons on 0131 625 2222.





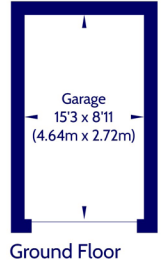
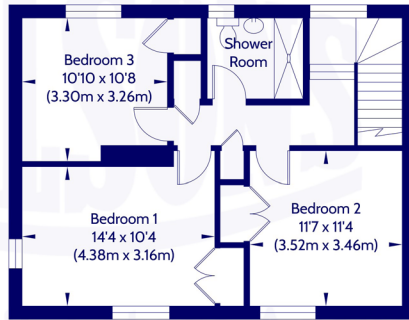
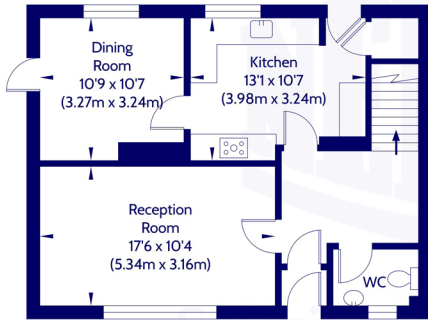
Location

The property is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Good local schooling is available nearby and the property is in the catchment area for Corstorphine Primary School, St Andrews RC Primary School, Craigmount High School and St Augustines High School. Many local shops and services are on hand with a Tesco Extra supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 112.53 Sq M / 1211 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

