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Fixed Price

£475,000

6 Sycamore Terrace

Corstorphine, Edinburgh, EH12 7HL

A beautifully refurbished mid-terraced Edwardian house blending period charm with modern convenience, located in the sought-after Corstorphine area of Edinburgh.

-  3 bedrooms
-  2 reception rooms
-  1 bathroom
+ Jack & Jill en-suite WC
-  Gardens front and rear
-  Free on-street parking
-  EPC Rating – D
-  Council Tax Band – F



Description

This charming Edwardian mid-terraced house has been comprehensively and tastefully refurbished to a high standard, combining period detailing with modern comfort. Notable upgrades include double glazing throughout, new gas central heating throughout with wet underfloor heating to the ground floor, and a recently enhanced cupola which floods the upper landing with natural light. The accommodation comprises: entrance vestibule with original tiling, welcoming hallway with Karndean flooring, bay-windowed reception room with ornate cornice, Edinburgh press and feature fireplace with gas fire, and a superb open plan dining kitchen with range cooker and induction hob. A useful utility room/home office leads directly to the rear garden. The stylish bathroom is fitted with luxurious Burlington sanitary ware. Upstairs, the principal bedroom to the front enjoys views towards the Pentlands, with a Jack & Jill en-suite WC connecting to a rear double bedroom featuring a fireplace and far-reaching views to Arthur's Seat and Corstorphine Hill. There is also a third single bedroom.



Extras

The sale includes the kitchen appliances/white goods, fitted floor coverings, curtains, window blinds and light fittings. The clothes pulley in the utility room and TV bracket in the reception room are also included. Please note the stained glass window in the bathroom is excluded and a frosted double glazed window will remain.

Gardens and Parking

The property benefits from an attractive enclosed rear garden with lawn, greenhouse, shed, lean-to store, mature fruit trees and David Austin roses. To the front, a neat garden with wrought iron gate, railings and mature hedge sets the house back from the street and affords a high degree of privacy. Free on-street parking is available.

Viewing

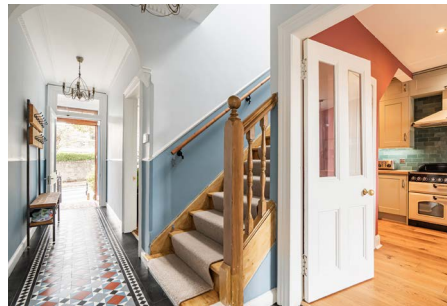
By appointment through Neilsons on 0131 625 2222.





Location

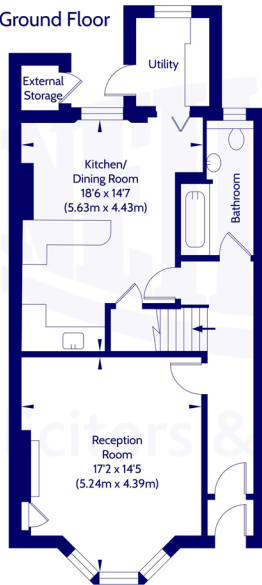
Corstorphine is a well-established and highly desirable district of West Edinburgh, centered around a historic village heart. It is particularly popular with families, offering an excellent choice of schools together with convenient transport connections in and out of the city. Local shopping is plentiful, ranging from independent shops and everyday services to larger supermarkets, while a short drive brings access to several retail parks and shopping centres. The area is rich in green space with family-friendly parks right on the doorstep, complemented by a range of leisure facilities including a private health club and several prestigious golf courses. Edinburgh Zoo is also close by, adding to the attractions of the neighbourhood. Excellent bus services run from the street, with the city centre, Edinburgh International Airport and the wider motorway network all easily reached.



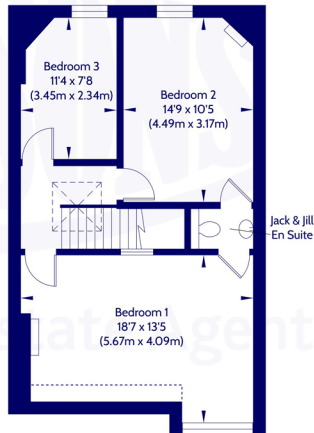


Approx. Gross Internal Floor Area 115.18 Sq M / 1239 Sq Ft.

Ground Floor



First Floor



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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