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Offers Over

**£435,000**

## 7 Ladywell Gardens

Corstorphine | Edinburgh | EH12 7LQ

An exceptionally appealing terraced house forming part of a peaceful, leafy cul-de-sac adjacent to St Margaret's Park in the capital's desirable Corstorphine area. This impressive property has been upgraded and modernised to a superb standard throughout, to create a stylish and flexible family home close to excellent amenities and transport links.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Driveway
-  Private rear garden
-  EPC rating – D
-  Council tax band - E



## Description

The accommodation is accessed via a welcoming hallway with built-in storage and access to a useful utility/storage room. Undoubtedly one of the standout features of this impressive home is the spectacular open plan reception/dining room, which has been meticulously designed with modern family living in mind. The space features high quality herringbone flooring, a comfortable sitting space with integrated fire and a good-sized dining area with doors opening directly out on to a substantial decked seated area within the back garden. The focal point of the room is a bespoke, award winning kitchen with breakfasting island, coordinated timber units/luxury worktops, downlighters and cleverly designed storage. The ground floor space concludes with a versatile office/single bedroom, and an attractive shower room with tiling to walls two-piece white suite and walk in mains shower enclosure.

On the upper level there is a generously proportioned west facing principal bedroom with fitted wardrobes, a second spacious double bedroom also with storage, a double bedroom with raised platform bed with space saving integrated storage, and main family bathroom with three-piece white suite, tiling to splash areas and over-bath electric shower.



## Extras

All integrated kitchen appliances, all lights, the fireplace and the blinds in the office and back door will be included.

## Gardens and Parking

To the front of the house a double monobloc driveway provides excellent off-street parking. There is a substantial west facing private garden to the rear of the property which features an attractive mature tree backdrop and includes a large decked seating space, perfect for dining and entertaining in the warmer months. At the top of the garden an area of lawn leads to a timber storage shed, which will be included in the sale. There is also an EV charger and covered bin store.

## Viewing

By appointment through Neilsons (0131 625 2222).







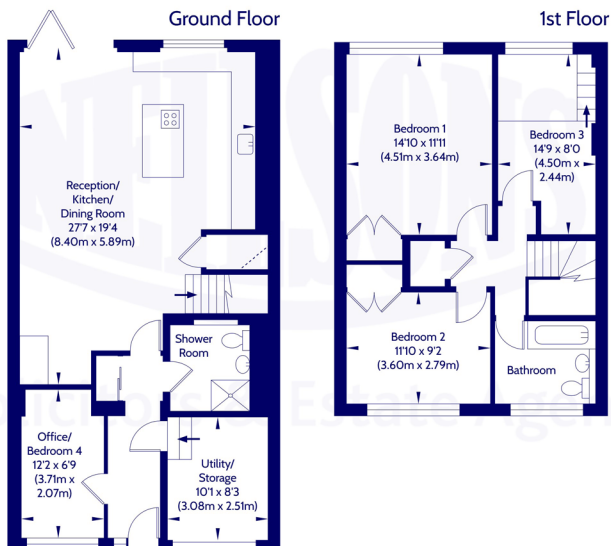
## Location

The property is located in the popular residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer 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 127 Sq M / 1371 Sq Ft.



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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