



Solicitors & Estate Agents



Offers Over

£170,000

13 Craigievar Square

Corstorphine | Edinburgh | EH12 8YP

This beautiful main door upper villa forms part of an established and highly sought-after residential area, conveniently located close to excellent local amenities and well placed for commuting. Benefiting from a private enclosed garden and allocated parking space, the property is presented in true move-in condition with modern neutral décor throughout.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking Space
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



Description

Accessed via its own main door entrance, the accommodation begins with an internal staircase leading to a welcoming hallway with useful storage. The bright and spacious reception room enjoys a pleasant front-facing aspect and is finished with attractive laminate flooring, creating a comfortable and versatile living space. The contemporary kitchen is fitted with sleek high-gloss wall and base units complemented by stylish subway tiling to the splashback areas. Integrated appliances provide convenience and functionality, making the space ideal for modern living. There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The principal bedroom enjoys a front-facing aspect, while the second overlooks the private rear garden and neighbouring communal green space, providing an attractive leafy outlook. Completing the accommodation is a fully tiled bathroom fitted with a modern white three-piece suite, with the wash hand basin and WC incorporated into vanity storage units and an electric shower positioned over the bath.



Extras

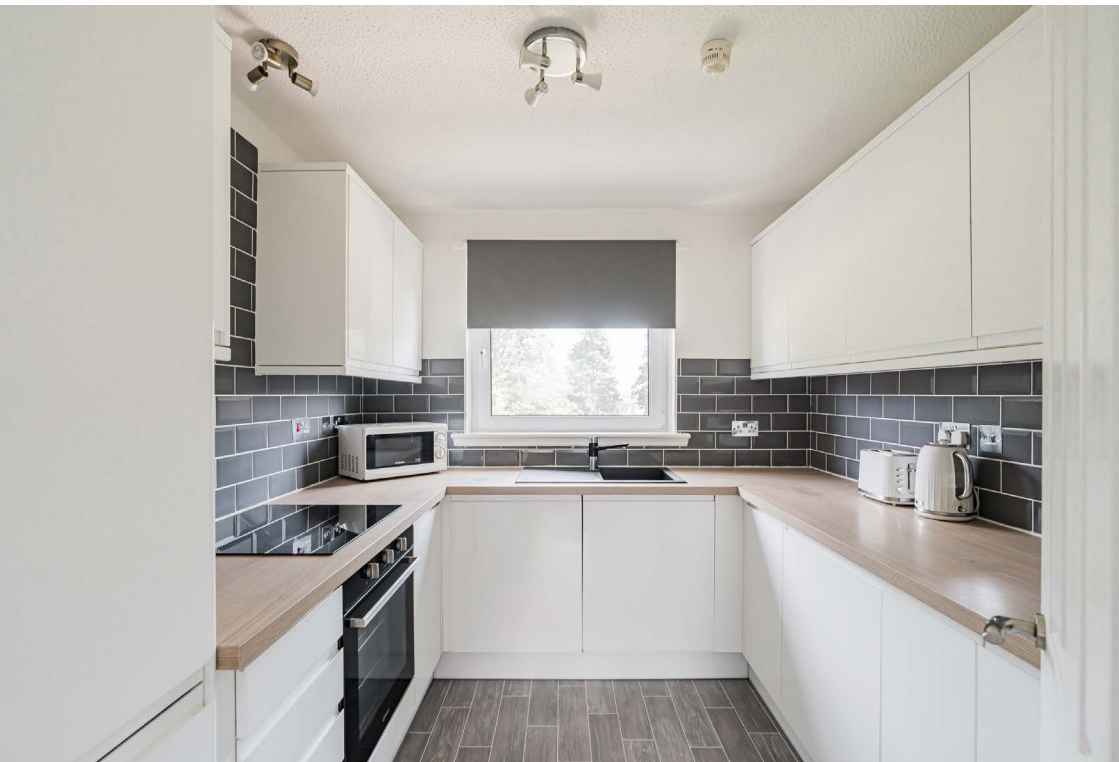
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property further benefits from an allocated parking space and an attractive decorative front garden. The enclosed rear garden has been thoughtfully landscaped to include a patio area, chipstone sections and raised planter beds, creating an excellent outdoor space for relaxing and entertaining.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

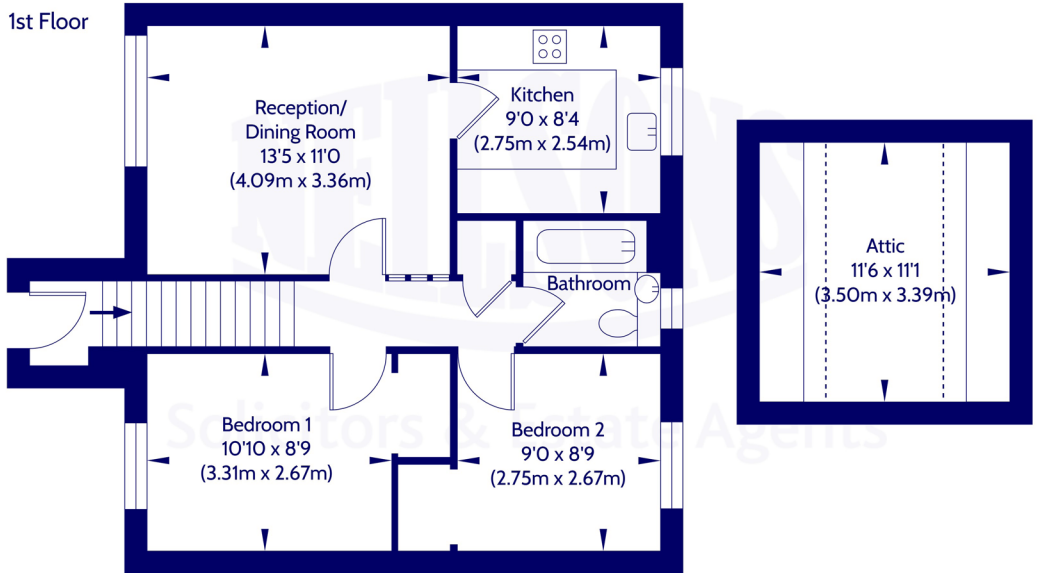
The property is located in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. 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 public transport which links it to the City Centre and surrounding areas and 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 50.8 Sq M / 547 Sq Ft.

1st 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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