



Solicitors & Estate Agents



Offers Over

£795,000

34A Belgrave Road

Corstorphine | Edinburgh | EH12 6NF

A most impressive new build townhouse, finished to a luxury high spec finish and enjoying a superb location on one of Corstorphine's most desirable residential streets.

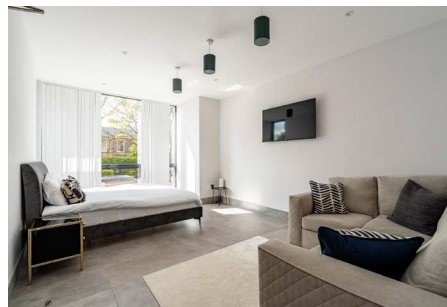
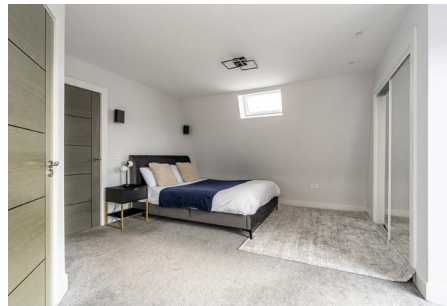
-  5 bedrooms
-  2 public rooms
-  4 bathrooms
-  Allocated parking
-  Rear garden
-  EPC rating – B
-  Council tax band - G



Description

This impressive new-build townhouse enjoys a highly sought-after setting and offers beautifully appointed, contemporary accommodation extending to 2,191 sq ft. Arranged over three generous levels, the property has been designed with modern family living in mind, combining stylish finishes with exceptional flexibility. The sleek, contemporary Kitchens International kitchen provides ample space for a dining table, while the first-floor reception room is particularly spacious and enjoys an open outlook, creating a wonderful setting for both everyday living and entertaining. With an excellent A-rated energy performance, the property also offers the efficiency and comfort expected of a high-quality modern home.

The versatile accommodation includes five well-proportioned bedrooms, complemented by a bathroom, two shower rooms and an en suite, all finished with elegant Porcelanosa tiling. A dressing room adds further practicality, while the impressive layout provides ample space to adapt to the needs of a growing family or those seeking dedicated home-working accommodation. Combining contemporary design, generous proportions and a convenient Corstorphine location, this outstanding townhouse presents a superb opportunity to acquire a stylish and energy-efficient family home.



Extras

All blinds, light fittings, floor coverings, fixtures, white goods and integrated appliances will be included.

Gardens and Parking

The development is bordered by well stocked planted beds and mature trees, giving it a pleasant established feel. There is a private enclosed garden to the rear of the property laid to low maintenance artificial grass with stone wall backdrop. The property also benefits from two allocated parking spaces with ample on-street visitors parking available on Belgrave Road and the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Corstorphine is a well-established and highly desirable district of West Edinburgh, centred 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 close at hand along with the charming woodland trails and sweeping views of the Corstorphine Hill Nature Reserve. A wide range of leisure facilities are nearby including private health clubs and several prestigious golf courses along with Edinburgh Zoo, adding to the attractions of the neighbourhood. Excellent bus services run regularly to the city centre and surrounding areas and Edinburgh International Airport, the City Bypass and the wider motorway network are all easily reached.





Approx. Gross Internal Floor Area 204 Sq M / 2191 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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