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Offers Over

**£285,000**

## 4/6 Belgrave Terrace

Corstorphine | Edinburgh | EH12 6XQ

Beautifully presented throughout, this impressive two bedroom second floor flat forms part of a traditional tenement in the heart of Corstorphine. Offering bright and well proportioned accommodation with lovely open views, the property combines a tasteful blend of period charm and modern finishes, creating a wonderful home in a highly regarded area of the city.

-  2 bedrooms plus boxroom
-  1 public room
-  1 bathroom
-  Communal garden
-  On street parking
-  EPC rating – C
-  Council tax band - D



## Description

You enter a welcoming hallway with excellent storage, leading to the elegant bay windowed lounge featuring a decorative fireplace and cornice. The stylish dining kitchen is fitted with a range of wall and base units with co-ordinated worktops and splashbacks, a Belfast sink and useful pantry cupboard. There are two well proportioned double bedrooms, both with decorative fireplaces, along with a useful boxroom which would make an ideal home office or study. Completing the accommodation is a bathroom with a crisp white suite, heated towel rail and shower over the bath. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer.

## Gardens & Parking

There is a well maintained communal garden to the rear of the property for residents to enjoy, while unrestricted on street parking is available on the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





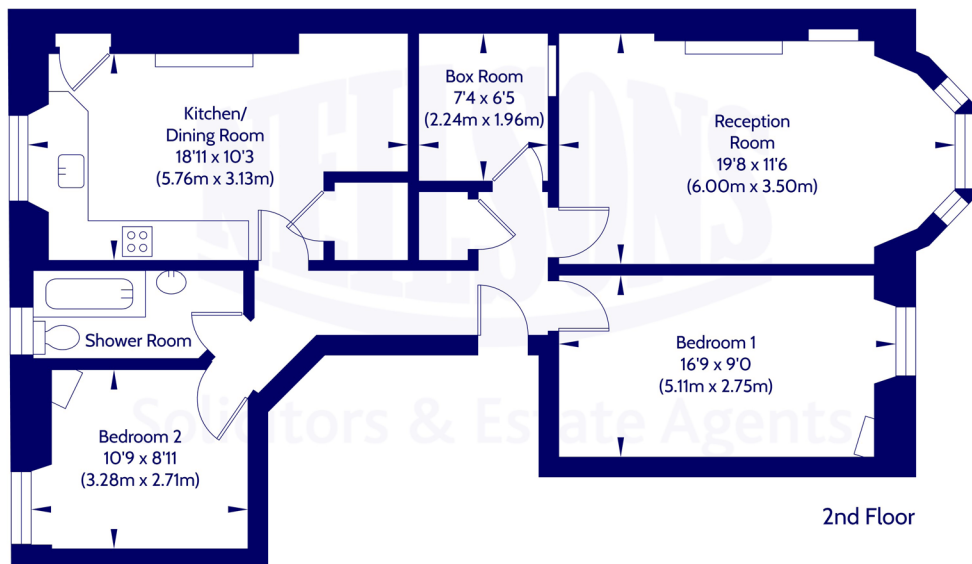
## Location

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 Extra superstore on the doorstep. 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 81 Sq M / 867 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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

