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Offers Over

£385,000

45 Templeland Road

Corstorphine | Edinburgh | EH12 8RP

A fantastic opportunity has arisen to purchase this immaculate, truly stunning main door double upper villa with generous sized private garden to rear and beautiful views, quietly situated within the heart of Corstorphine close to a host of fantastic local amenities, schooling and transport links on your doorstep. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private garden to rear
-  On-street parking
-  EPC rating -C
-  Council tax band - D



Description

The attractive accommodation in brief comprises; stairs leading welcoming entrance hallway, generously proportioned and bright reception room, stunning fitted modern kitchen open plan to dining area and stairs leading to the rear, two well proportioned bedrooms with fitted storage, modern family bathroom with three-piece suite and shower over bath and finally the upper level comprises a fantastic sized principal bedroom with stunning views across the city, built-in storage and contemporary en-suite shower room. Further benefits include gas central heating, double glazing and good storage throughout.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated dishwasher, integrated oven, integrated hob, integrated microwave, fridge/freezer and washing machine.

Gardens & Parking

A real feature of this property is the fantastic sized private garden located to the rear which has been well maintained and has areas of lawn and chip stones. Ample on-street parking can be found to the front of the property.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

The property is 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 Tesco's 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 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 107 Sq M / 1160 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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