



Offers Over

**£420,000**

## 43 Craigs Gardens

Corstorphine | Edinburgh | EH12 8EY

This attractive two-bedroom detached bungalow, offers flexible accommodation with excellent potential to extend to the side, rear, or even upwards, subject to the usual permissions. Set within a generous plot, the property is presented in move-in condition while also offering exciting scope for buyers looking to create their dream home.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



## Description

In brief the accommodation comprises; welcoming entrance vestibule leading to hallway with storage cupboard, light and airy reception room with open fireplace, fitted kitchen with a range of base and wall mounted units, storage cupboards/pantry and door accessing rear garden, well proportioned principal bedroom to the front with fitted wardrobes, further good sized second double bedroom to the rear, and bathroom with three-piece suite and shower over bath. Further benefits include fully floored attic accessed via a 'Ramsay' style ladder from the hallway, gas central heating and double glazing.



## Extras

All fitted floor covering and light fittings will be included in the sale together with the hob, oven and fridge/freezer.

## Gardens, Garage & Driveway

Externally, the property offers a driveway and a garage with power and light. The rear garden is mainly laid to lawn with a patio area and garden shed, providing a pleasant and private outdoor space ideal for entertaining or gardening.

## Viewing

By appointment through Neilsons on 0131 625 2222.





## Location

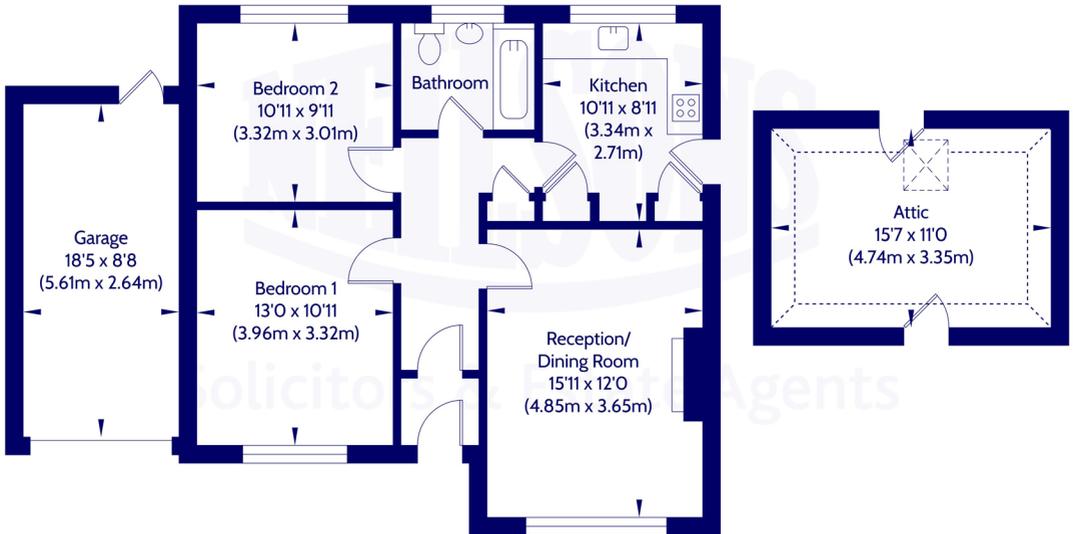
Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 67 Sq M / 721 Sq Ft.

## Ground 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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✉ [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

