



Solicitors & Estate Agents



Offers Over

£525,000

33 Corstorphine High Street

Corstorphine | Edinburgh | EH12 7SZ

A rarely available and beautifully presented detached cottage, enjoying a picturesque location, resting on the edge of St Margaret's Park, in the heart of desirable Corstorphine.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Extensive driveway
-  Generous garden
-  EPC rating – D
-  Council tax band- F



Description

Formerly the groundskeeper's cottage, the property rests on substantial beautifully kept garden grounds, surrounded by mature trees and backing on to the adjacent park. Internally the house offers excellent flexibility of use and has been upgraded by the existing owners, to form an appealing and stylish living space.

The accommodation briefly comprises: an entrance vestibule leading into the main hallway, comfortable dual aspect reception room with coving and focal fireplace, well equipped kitchen with central skylight which has been fitted with a variety of white base and wall units, with contrasting splash tiling, tiled floor and a selection of integrated appliances.

A spectacular dining kitchen with beautiful wood flooring, two skylights and a dual facing aspect flooding the space with natural light. The kitchen itself has been fitted with a superb variety of stylish contemporary units, complete with central breakfasting island and access to the front and back of the house. A shower room/guest bathroom is located just off this room and features an attractive two-piece white suite, electric shower enclosure and plumbing for a washing machine. The property concludes with two similarly sized dual facing double bedrooms, and an additional modern shower room, with countertop sink, WC, wet wall panelling, and walk in shower enclosure.



Extras

All fitted floor coverings will be included in the sale together with all integrated appliances, the wardrobes in the main bedroom and all white goods with the exception of the tumble dryer, 1 out of 2 washing machines and 1 out of 2 fridge freezers.

Gardens and Parking

The property rests on a substantial fully enclosed private garden, comprising areas of lawn peppered with climbing plants, flowering bushes and beautiful mature trees. Despite the central location, the gardens have a peaceful village feel, with the rear garden enjoying a sunny south facing aspect towards St Margaret's Park. A large drive offers off-street parking for numerous cars.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

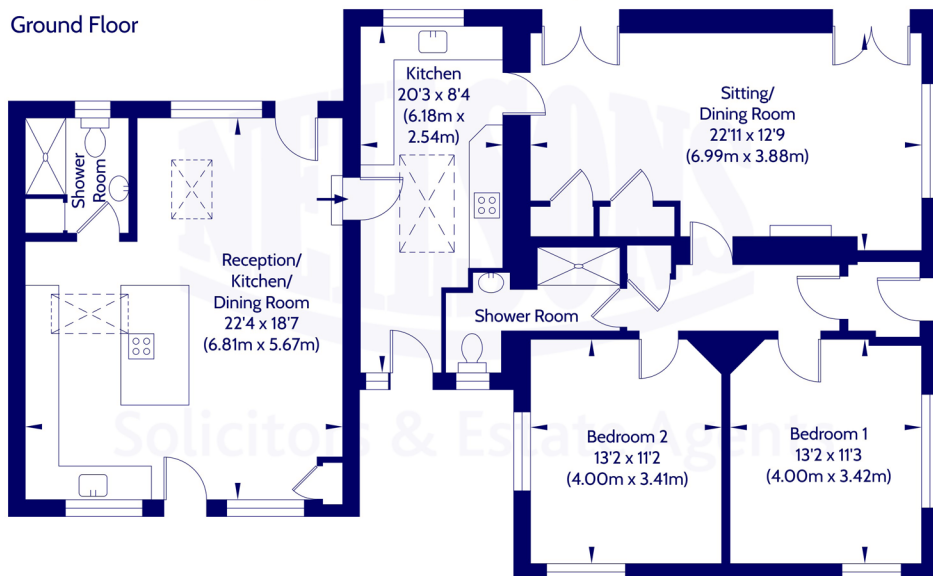
The house enjoys an enviable location in the heart of Corstorphine. This highly regarded area lies to the west of Edinburgh city centre and offers a wealth of local amenities including shops and services, cafes, bars and restaurants along with superb local bus services which connect quickly to the city centre and surrounding areas. A wide choice of recreational facilities are available in the area including the delightful green spaces of St Margaret's Park and Corstorphine Hill along with Drum Brae and David Lloyd leisure centres. Well regarded schooling is available from nursery to secondary level.





Approx. Gross Internal Floor Area 125 Sq M / 1346 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

☎ 0131 625 2222

💻 www.neilsons.co.uk

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

