



Solicitors & Estate Agents



Offers Over

£650,000

17 Burnbrae

East Craigs | Edinburgh | EH12 8UB

A superb and truly unique detached family home, ideally positioned within the sought-after and well-connected residential area of East Craigs, Corstorphine. Having now been fully renovated throughout, this impressive property offers a genuine turnkey opportunity, combining spacious and versatile accommodation with a high standard of modern finish throughout. Set within beautifully maintained garden grounds, the property further benefits from a detached double garage, generous private driveway and excellent off-street parking.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms Plus WC
-  Double Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - G



Description

Arranged over three well-planned levels, this substantial detached home offers flexible accommodation ideally suited to modern family living. The property has been thoughtfully upgraded and provides an excellent balance of comfortable living space, contemporary finishes and practical storage. On entering the property, a welcoming vestibule leads into the central hallway, which provides access to the principal living accommodation and both the upper and lower levels. The hallway also benefits from useful storage and a convenient WC. The generously proportioned front-facing reception room provides an attractive and comfortable principal living space. Flooded with natural light, the room features a focal fireplace and offers ample space for a range of furniture configurations, making it an ideal setting for both everyday family life and entertaining. The lower level provides particularly versatile accommodation and could be ideally suited to a principal bedroom suite, guest accommodation or a private space for older children. The spacious double bedroom benefits from a built-in wardrobe and separate walk-in storage, while a stylish modern en-suite shower room completes the suite. One of the main highlights of the property is the beautifully renovated open-plan kitchen and dining room, which has been thoughtfully designed to create a superb contemporary family and entertaining space. The kitchen is fitted with an excellent array of wall and base units, providing generous storage and preparation space, together with a full range of integrated appliances. LED spotlights enhance the modern finish and provide excellent illumination throughout the space. The open-plan layout allows the kitchen and dining areas to flow seamlessly together, creating a sociable room that is equally well suited to family meals, entertaining guests and everyday living. The kitchen also enjoys a pleasant outlook over the rear garden. A separate utility room provides additional practical space for laundry and household appliances, helping to keep the main living areas uncluttered. From the dining area, the bright conservatory provides further versatile living space and enjoys attractive views over the rear garden, creating a natural extension to the main accommodation. On the upper level, there are three well-proportioned double bedrooms, each enjoying pleasant open aspects towards the rear garden and neighbouring communal green space. The bedrooms are all comfortably carpeted, with one benefiting from useful built-in wardrobes. The accommodation provides excellent flexibility for a growing family, home working requirements or guest accommodation. The upper level is completed by a modern family bathroom, featuring a contemporary three-piece white suite together with a separate shower cubicle. The shower is complemented by stylish brushed brass fixtures and fittings, adding a modern and elegant finishing touch. This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



There is an annual cost of £200 per annum for the upkeep of communal grounds in the development.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the rear garden is attractively presented with mature planting and provides a pleasant private setting for outdoor relaxation and entertaining. To the front of the property, a neat lawn sits alongside a generous private driveway, providing excellent off-street parking for multiple vehicles and leading to the detached double garage. The garage offers valuable additional storage and could also provide potential for a range of uses, subject to any necessary consents. A private patio area, enclosed behind a secure front gate, provides a further secluded outdoor seating or entertaining area. Accessed directly from a secure gate within the rear garden is a substantial communal green space, available exclusively for the use of residents. This particularly attractive area provides a peaceful and tranquil setting, offering a wonderful extension to the private garden and an ideal outdoor environment for families and nature lovers alike. The communal grounds feature a large expanse of well-maintained lawn, bordered by a variety of mature trees, established shrubs and natural planting, creating a pleasant sense of privacy and seclusion. The generous open space provides plenty of room for children to play and enjoy the outdoors, while also offering an ideal setting for dog walking, exercise or a leisurely evening stroll. The mature landscaping and open aspect create a peaceful atmosphere rarely found in residential developments, while the direct access from the rear garden makes this space particularly convenient for everyday enjoyment. The residents-only nature of the grounds further enhances the sense of security and community, making this a valuable additional feature of the property.

Viewing

Please contact Neilsons on 0131 625 2222.





virtually staged by HOMELII

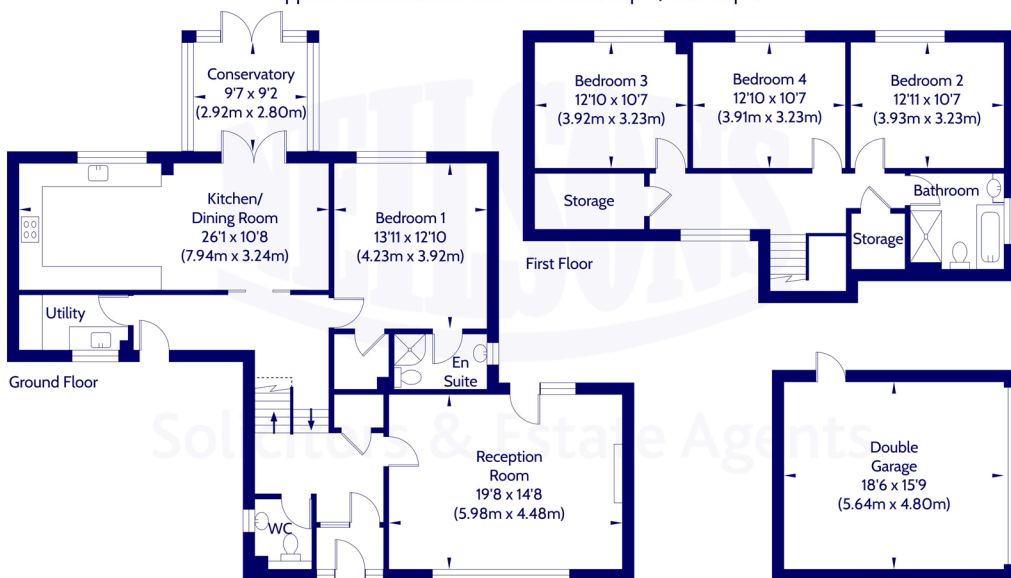
Location

17 Burnbrae is ideally situated within the popular residential area of East Craigs, to the west of Edinburgh, offering an excellent balance of peaceful suburban living and convenient access to the city centre. East Craigs is a well-established residential area, particularly popular with families, benefiting from a range of local amenities, green spaces and excellent transport links. The property is conveniently positioned for access to the nearby amenities of East Craigs, Corstorphine and neighbouring areas, where residents can find a good selection of shops, cafés, restaurants and everyday services. The wider Corstorphine area provides further extensive retail and leisure facilities, while The Gyle and Edinburgh Park are also readily accessible. For families, the area is well placed for access to a selection of primary and secondary schooling, with local schools serving the surrounding residential communities. The nearby open spaces and established residential surroundings also provide plenty of opportunities for outdoor recreation. Commuters are particularly well catered for, with regular bus services operating nearby and convenient access to major road networks including the A8, M8 and City Bypass. The Gyle Centre is a popular shopping centre offering a wide range of shops, cafés, restaurants and everyday amenities. South Gyle railway station provides convenient rail connections across Edinburgh and beyond, while Edinburgh Airport is also easily reached by road, making the location particularly convenient for both domestic and international travel.





Approx. Gross Internal Floor Area 180.15 Sq M / 1939 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.



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