



Solicitors & Estate Agents



4/10 Corstorphine High Street

Corstorphine | Edinburgh | EH12 7ST

This charming, beautifully presented second (top) floor flat is pleasantly situated in the heart of Corstorphine, close to excellent local amenities and transport links. This property would be an ideal purchase for a first time buyer or young professionals and is presented to the market in move-in condition.

-  1 Public room
-  1 Bedroom
-  1 Shower room
WC
-  Communal garden
-  On street parking
-  EPC rating – C
-  Council tax band - B



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, spacious and bright lounge/dining room offering a pleasant outlook, modern fitted kitchen, light and airy double bedroom with fantastic built-in storage cupboard and contemporary en-suite shower room and separate WC. Further benefits include gas central heating & double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the oven/hob and integrated fridge.

Gardens and Parking

There is a communal garden to the rear of the property and on-street parking is available within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





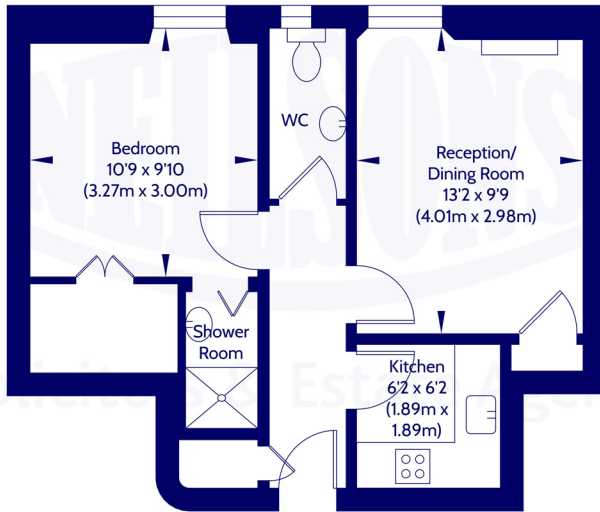
Location

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 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 public transport which links it to the City Centre and surrounding areas and 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 39 Sq M / 419 Sq Ft.

2nd 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.



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

☎ 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

