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Offers Over
£695,000

2 Craigs Road

Corstorphine | Edinburgh | EH12 8EQ

A distinctive and substantial detached family home occupying a generous plot with mature gardens to the front, side and rear, a detached double garage and extensive driveway, offering spacious and highly versatile accommodation in the heart of sought-after Corstorphine, close to excellent schools, local amenities and superb transport links.

-  4 Bedrooms
-  2 Reception rooms
-  2 Bathrooms
-  Private front, side and rear gardens
-  Detached double garage and driveway
-  EPC rating – E
-  Council tax band - G



Description

Combining generous living space, impressive future potential and a highly desirable location, this is a rare opportunity to acquire a versatile family home in one of Edinburgh's most sought-after residential areas. The property retains a wealth of period character, including impressive ceiling heights creating a wonderful sense of space throughout, attractive feature windows, timber panelled doors and ornate fireplaces.

Positioned side-on within the plot, the house is approached via a sheltered west-facing veranda leading to a spacious vestibule and welcoming reception hallway with excellent built-in storage. The elegant principal reception room features a box bay window with built-in window seat, a marble fireplace and attractive period detailing. A second generous reception room to the front is currently arranged as a dining/family room but offers flexibility as a fifth double bedroom if required. The kitchen/breakfast room overlooks the rear garden and is complemented by a practical rear hallway with additional storage housing the recently upgraded boiler and providing direct garden access. There are two generous double bedrooms on the ground floor, one with an en-suite shower room, together with a large family bathroom. Upstairs are two further double bedrooms, with the front bedroom enjoying wonderful open views towards the Pentland Hills. The property benefits from gas central heating from a new boiler installed in 2024 and double glazing.



Extras

The light fittings, window blinds and integrated kitchen appliances are to be included in the sale.

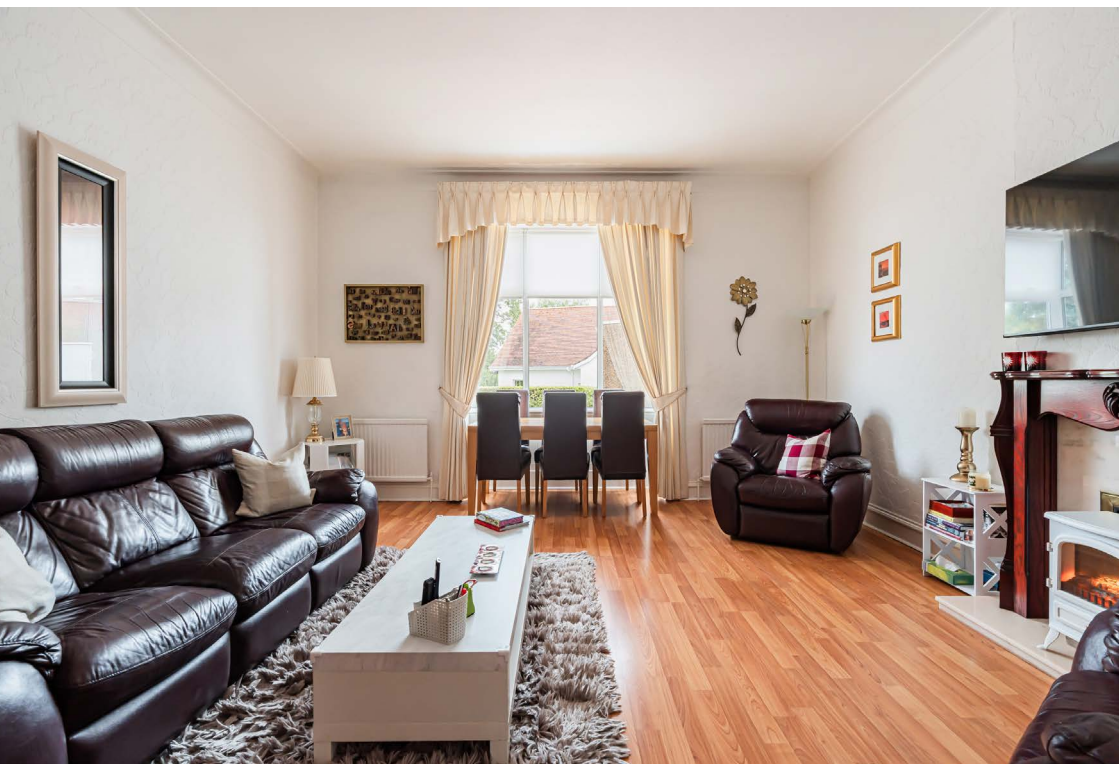
Gardens, Garage and Driveway

Externally, the large mature gardens wrap around the property and incorporate lawns, patio areas, established trees and well-stocked flower and shrub borders, creating an attractive and private setting. Enclosed by gates, they provide a safe environment for children and pets while offering excellent scope to extend the property, subject to the necessary consents.

A generous driveway provides off-street parking for multiple vehicles and leads to the detached double garage, complete with an up-and-over door, pedestrian side access, power and lighting.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

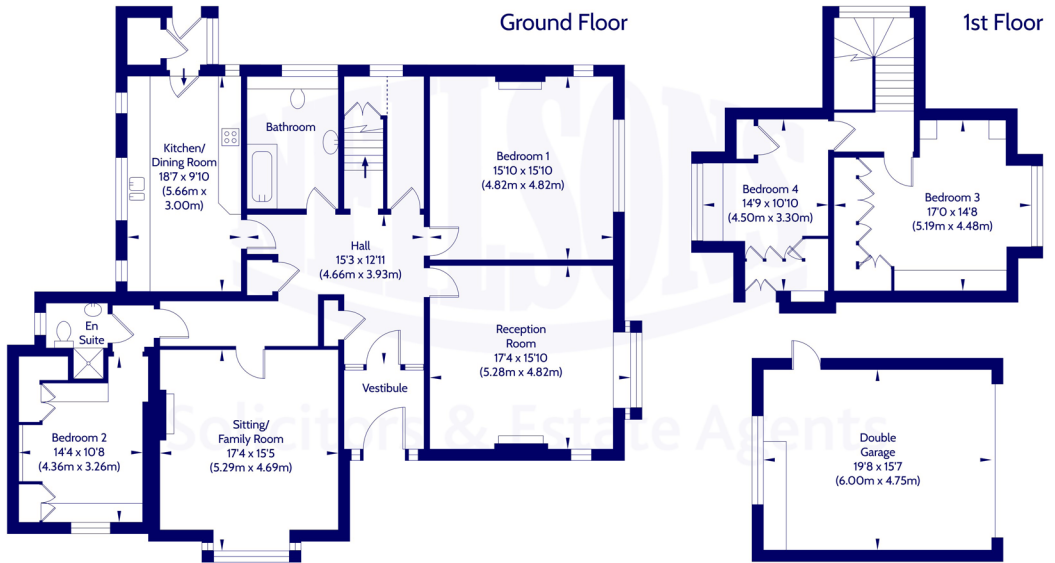
Corstorphine is a well-established and highly sought-after residential area, centred around its historic village heart and renowned for its excellent balance of green space, amenities and connectivity. Particularly popular with families, the area offers an excellent selection of well-regarded schooling together with convenient transport links both into the city centre and beyond.

A wide range of local amenities can be found within easy walking distance, from independent retailers and everyday services to larger supermarkets including Tesco and Lidl, while several retail parks and shopping centres are easily accessible. The area is rich in outdoor space, with the extensive woodland walks of Corstorphine Hill Nature Reserve offering superb views across the Pentland Hills, the city skyline and the Firth of Forth. Additional leisure facilities include private health clubs, a number of highly regarded golf courses and the ever-popular Edinburgh Zoo. Excellent public transport services operate throughout the area, with easy access to the city centre, Edinburgh Airport and the wider motorway network, making Corstorphine an ideal location for commuters and families alike.





Approx. Gross Internal Floor Area 198 Sq M / 2133 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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