



Offers Over
£435,000

13 Craigmount Grove

Corstorphine | Edinburgh | EH12 8BL

Situated in the highly desirable Corstorphine area, this detached bungalow offers spacious and flexible accommodation with excellent potential for modernisation and personalisation. Ideally positioned close to a wide range of local amenities, reputable schools, and excellent transport links, the property presents an exciting opportunity for buyers seeking a well-proportioned home in a sought-after residential setting.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Study
-  Driveway
Garage
-  Private gardens
-  EPC rating – F
-  Council tax band – F



Description

The accommodation opens into a welcoming vestibule and central hallway, providing access to the various rooms throughout the home. To the front, a bright and generously proportioned bay-windowed room offers excellent versatility and could be utilised as either an elegant reception room or a spacious primary bedroom, depending on individual requirements. The kitchen overlooks the rear garden through two large windows, creating a bright and pleasant space, and is fitted with a range of wall and base units, while offering excellent scope for modernisation and redesign. To the rear, the spacious lounge and dining room provides an ideal setting for both relaxing and entertaining, with glazed doors opening directly onto the garden and creating a seamless connection between the indoor and outdoor spaces. The property further benefits from two well-proportioned double bedrooms, with the front-facing bedroom featuring built-in wardrobes, while the rear bedroom enjoys a peaceful outlook over the garden and benefits from fitted wardrobes, additional storage and carpeting. A separate study provides a useful home-working or hobby space, with the added benefit of internal access to the garage. The bathroom comprises a two-piece suite with vanity storage and a walk-in shower cubicle fitted with an electric shower.



There is also excellent potential to extend the accommodation, with the possibility of converting the loft space or garage to provide additional living accommodation, subject to the necessary planning permissions, building regulations and other relevant consents being obtained.

Extras

All fitted floor coverings, blinds and curtains will be included in the sale. The property shall be sold as seen with no warranty provided to any fixture and fittings. Please note the electric fire and two electric heaters in both bedrooms are not in current working order.

Gardens, Driveway & Garage

Externally, the property is complemented by a decorative front garden and a driveway leading to the attached garage, providing convenient off-street parking. To the rear, the enclosed garden features a patio area, lawn, mature hedgerow, and planted borders, creating a private and attractive outdoor environment.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

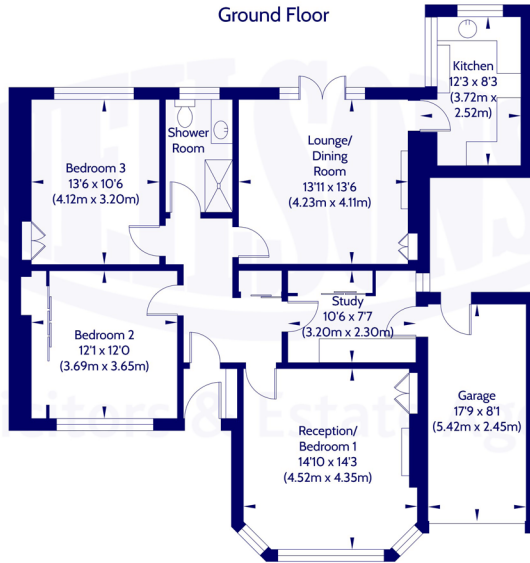
The property is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area 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 local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location 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 100 Sq M / 1078 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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