



Offers Over

£365,000

7 Drum Brae Park

Corstorphine | Edinburgh | EH12 8TG

This well-proportioned semi-detached bungalow occupies a pleasant position on a peaceful residential street, conveniently placed for local shops, transport links and well-regarded schools. The property would now benefit from some modernisation, offering an excellent opportunity for a purchaser to create a home to their own taste, with the added benefit of further scope to extend, subject to the necessary consents.

-  2 Bedrooms
-  2 Reception rooms
-  1 Shower room
-  Private front, side and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band - E



Description

The accommodation is entered via a side entrance door into a central hallway, where a hatch with Ramsay ladder provides access to a useful part-floored loft space. To the front is a comfortable reception room featuring a fireplace with electric fire, together with fitted display and storage cabinetry. The kitchen is arranged in a wide galley style and is fitted with a range of wall and base units, leading through to a generous conservatory overlooking and opening onto the rear garden, providing a versatile additional living space with plenty of natural light. There are two double bedrooms, both benefiting from built-in wardrobes and additional storage cupboards. The accommodation is completed by a shower room fitted with a white suite. Further benefits include gas central heating and full double glazing.

Offering generous accommodation, attractive gardens and considerable potential for improvement and extension, this is a property with plenty of scope to become a superb long-term home. Early viewing is recommended to appreciate both the setting and the possibilities on offer.



Extras

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

Gardens, Garage and Driveway

A particular feature of the home is the excellent rear garden, offering a good-sized lawn, patio seating area, raised beds and mature, well-stocked borders. There is also a timber garden shed with power and light, along with a greenhouse which requires some minor repair.

Further practical benefits include a single garage with up-and-over door, power and light, and a pedestrian door providing direct access to the rear garden. A driveway provides off-road parking for two cars, complemented by a garden area to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

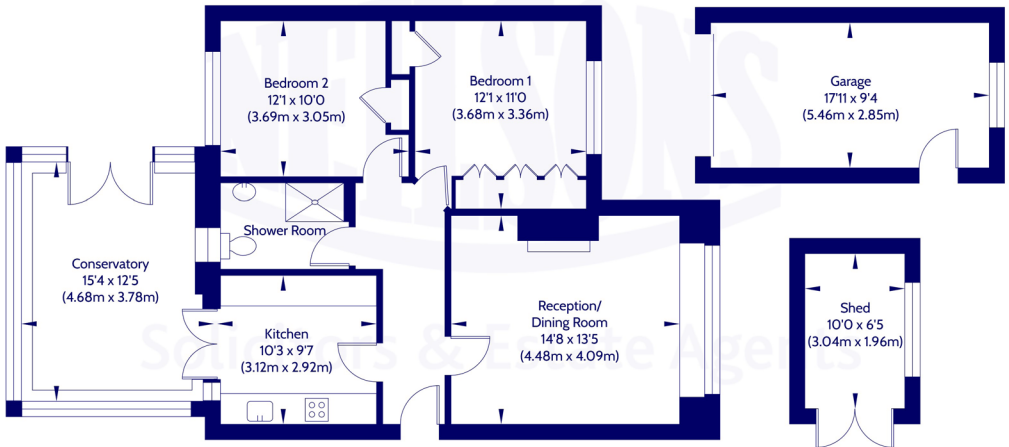
Corstorphine is a well-established and highly sought-after residential area, centred around its historic village heart and renowned for its excellent balance of green space, amenities and connectivity. Particularly popular with families, the area offers an excellent selection of well-regarded schooling 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 82 Sq M / 887 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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