










Offers Over
£445,000

1 Downie Terrace

Corstorphine | Edinburgh | EH12 7AU

An immaculately presented C-Listed main door maisonette, forming part of a converted Victorian terrace and refurbished to an exceptional standard, located in the highly sought after Corstorphine area. This impressive home offers elegant, move in ready accommodation and is further enhanced by a private south facing garden and an off street parking space. Combining modern finishes with excellent practicality, it presents a superb opportunity for a wide range of buyers in a well established and highly convenient residential setting.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private rear garden
-  Off street parking space
-  EPC rating – C
-  Council tax band – E



Description

Entered via a private main door, the ground floor comprises a versatile study with a built in wardrobe, currently utilised as a gym but equally well suited as an occasional bedroom or home office.

A carpeted staircase leads to the upper hallway, where a deep storage cupboard provides excellent practicality. The impressive lounge is enhanced by decorative corning, a wood burning stove and a beautiful bay window framing stunning open views towards the Pentlands, creating a superb space for both relaxing and hosting. The stylish kitchen is fitted with a range of wall and base units with tiled splashbacks and integrated appliances and also enjoys open views. The principal bedroom is particularly well proportioned, featuring twin windows, a ceiling rose and striking corning, and there are two further spacious double bedrooms.



Completing the accommodation is a modern shower room with a white suite, and luxurious bathroom incorporating a white suite with corner Jacuzzi bath, separate shower cubicle and bidet. The property further benefits from gas central heating and double glazing to the rear.

Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer, washing machine and dishwasher.

Gardens & Parking

The property enjoys a particularly private, south facing rear garden, mainly laid to lawn with patio and decking areas, offering a wonderful sense of space and seclusion. This attractive outdoor area is perfect for making the most of the warmer months, whether dining, entertaining, or simply unwinding in the sun. A useful cellar provides excellent storage for bikes, garden tools and outdoor furniture. The property also benefits from the convenience of an off-street parking space.

Viewing

By appointment through Neilsons (0131 625 2222).





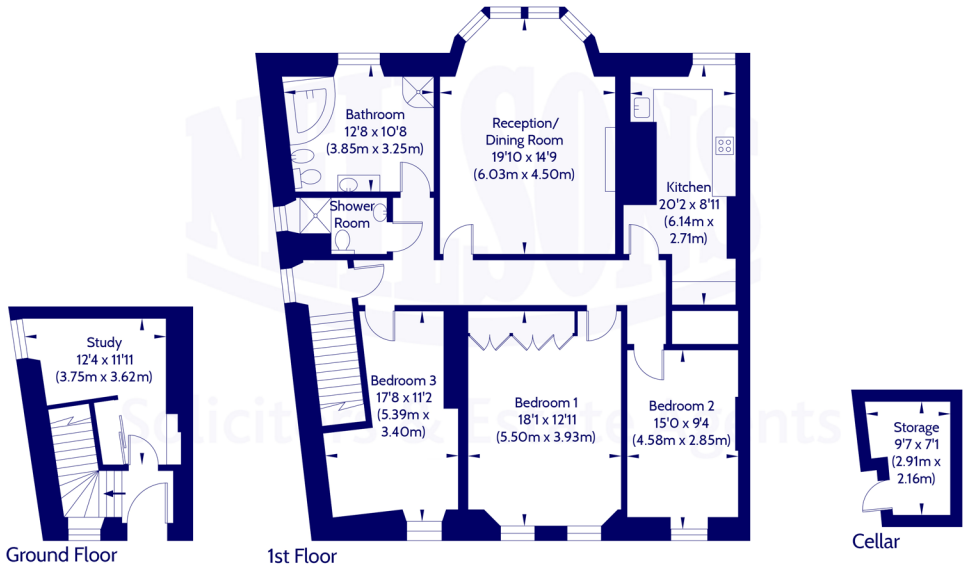
Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high-street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible and the property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo.





Approx. Gross Internal Floor Area 143 Sq M / 1534 SqFt.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ 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

