



8 Hillview Road

Corstorphine, Edinburgh, EH12 8QN



VMH ESTATE AGENTS



Impressive 5 bed detached bungalow offering flexible family living

- Beautifully presented detached bungalow
- Open plan living/dining/kitchen
- Separate spacious sitting room
- Four generous double bedrooms
- Bedroom 5 or home office/study
- Two contemporary family bathrooms
- Practical utility room
- Extensive private gardens
- Detached garage and driveway
- Peacefully positioned

Offers Over:

£835,000



Further information can be found in the home report.

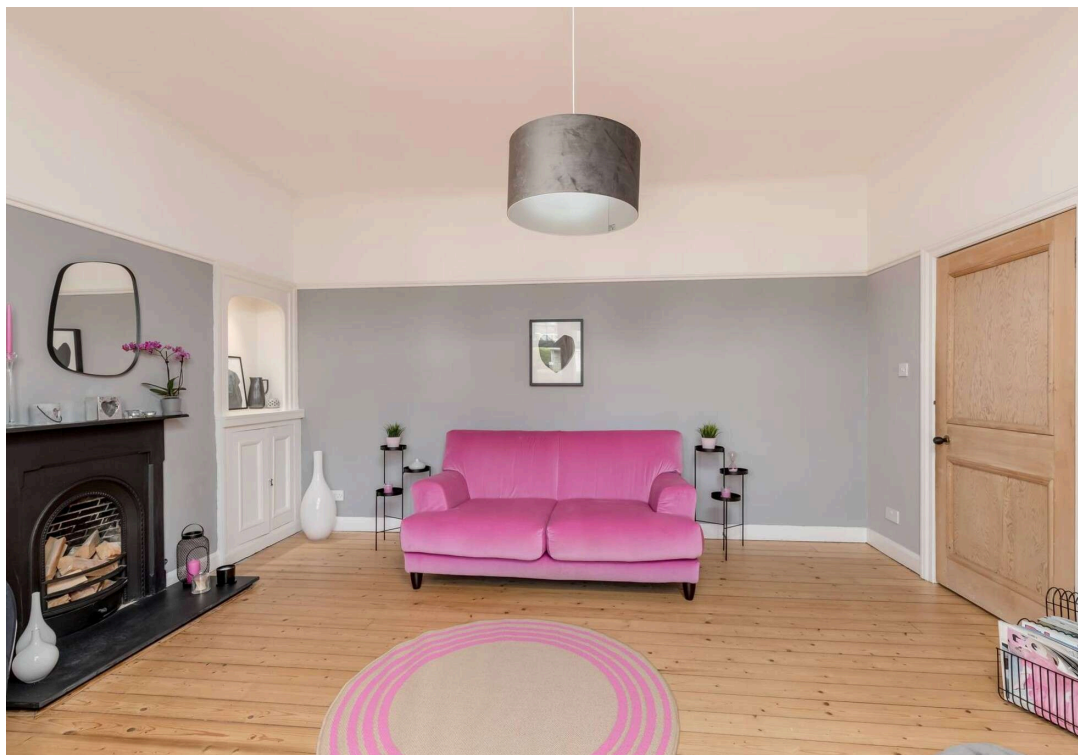




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Offering flexible family
accommodation with generous
private gardens & summer
house

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About the Property

This impressive detached bungalow offers exceptionally spacious and flexible family accommodation extending to approximately 2,359 sq ft, complemented by generous private gardens, a detached garage and a substantial driveway.

The welcoming vestibule opens into a central hallway, from which the well-balanced accommodation flows effortlessly. At the heart of the home is the outstanding open-plan living, dining and kitchen space, an impressive room extending over 23 feet and designed for modern family living. Flooded with natural light, it provides an ideal setting for both everyday life and entertaining, with ample space for dining and relaxing.

A separate sitting room offers a more intimate reception space, while two generously proportioned double bedrooms and a contemporary family bathroom complete the ground floor. A practical utility room provides excellent additional storage and laundry facilities.



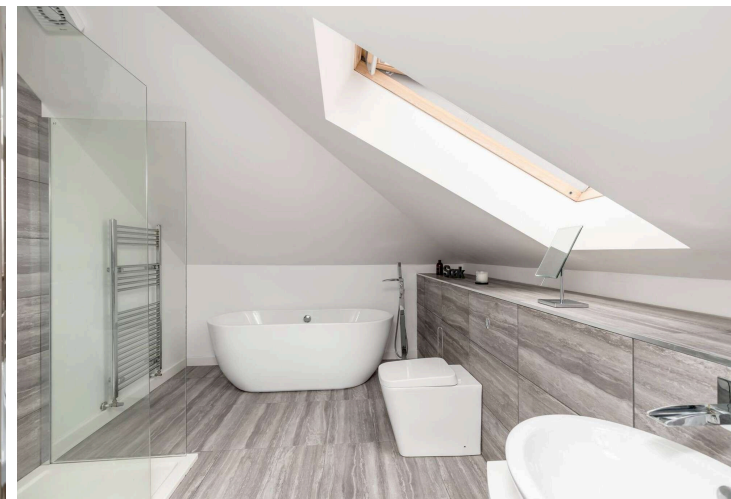


The first floor offers further flexibility, with two spacious double bedrooms alongside a fifth bedroom or ideal home office/nursery. A second family bathroom completes this level.

Externally, the property enjoys beautifully proportioned private gardens to both the front and rear, offering excellent privacy and ample space for outdoor entertaining, children's play or keen gardeners. A detached garage and extensive private driveway provide excellent off-street parking for several vehicles.

Extras

All fitted floor coverings, blinds, curtains, light fittings, integrated oven, induction hob, extractor hood, fridge/freezer, dishwasher, washing machine & garden summer house.







📍 Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh City Centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket, LIDL and a Co-op. The nearby Gyle boasts over 40 shops (including an M&S) and various eateries. David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. Nearby, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, and there are two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south.





Floor Plan

8 Hillview Road, EH12 8QN



House - Approx. Gross Internal Area - 2359 Sq Ft - 219.15 Sq M

Garage - Approx. Gross Internal Area - 178 Sq Ft - 16.54 Sq M

For identification only. Not to scale. © SquareFoot 2026





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