



55 Niven Way

West Craigs Village, Corstorphine, Edinburgh, EH12 8FQ.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Attractive living room/dining room.
- French doors to rear garden.
- Modern fitted kitchen with some appliances.
- Upper landing with access to attic.
- Good sized master bedroom.
- Further double bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden at front.
- Enclosed garden to rear with gate access.
- On street parking to front.

Fixed Price £285,000



GENERAL DESCRIPTION

A well-presented mid-terraced villa part of the sought-after West Craigs Village development, in the highly desirable Corstorphine district of the city, a short journey to the west of Edinburgh City Centre. There is a superb range of local amenities close at hand and the property is an ideal commuter base into Edinburgh and further afield with its proximity to the Edinburgh City Bypass and motorway network. The property is perfect for a first-time buyer or young couple.

FACTORING NOTE

The communal areas within the development are factored by Ross + Liddell at an approximate charge of £250- £300 per annum.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

E.

APPROXIMATELY 0.7 MILES TO EDINBURGH GATEWAY TRAIN STATION ON FOOT.

APPROXIMATELY 3.6 MILES TO EDINBURGH AIRPORT.

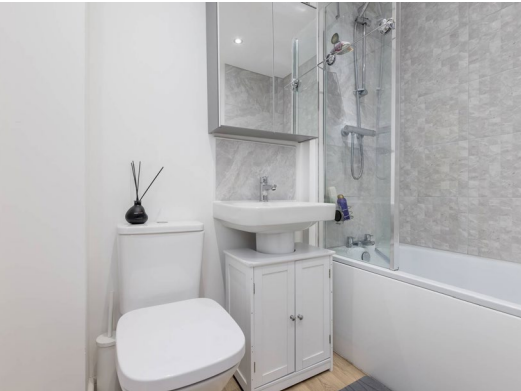
WITHIN 400 METRES.

LOCATION

Niven Way is part of the Wes Craigs Village development in the sought after Corstorphine district of Edinburgh. 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, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. 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 the South.

EXTRAS:

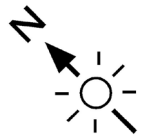
ALL FITTED FLOOR COVERINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHING MACHINE AND DISHWASHER. THE WARDROBES IN BEDROOM ONE AND BED IN SECOND BEDROOM MAYBE AVAILABLE THROUGH



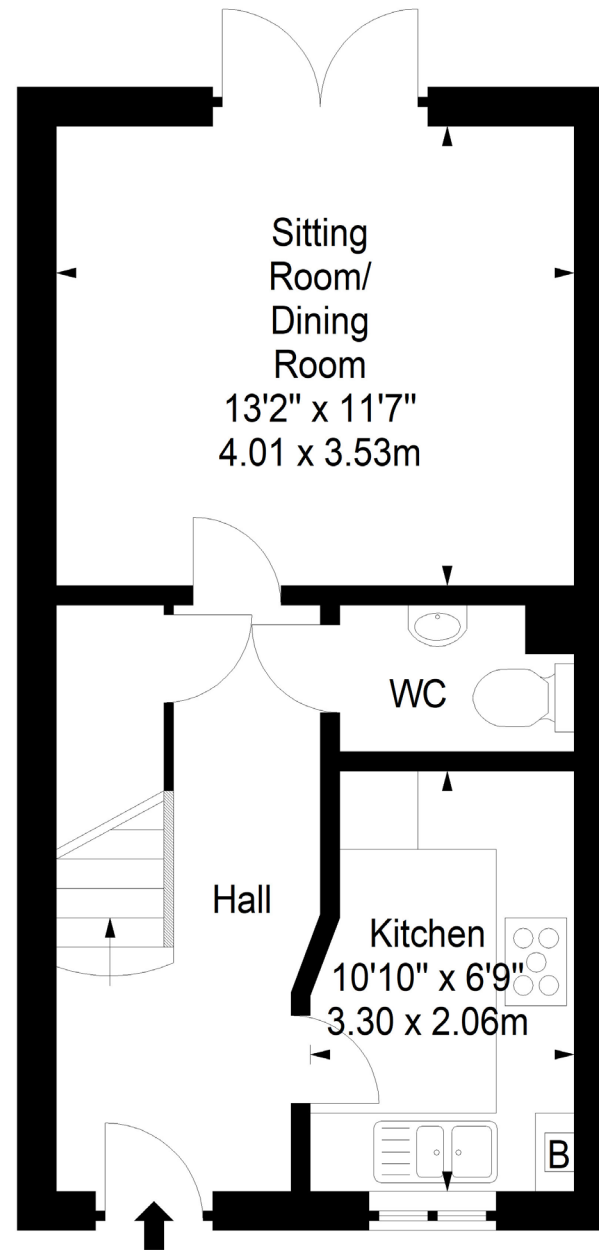
**Niven Way,
Edinburgh,
Midlothian, EH12 8FQ**



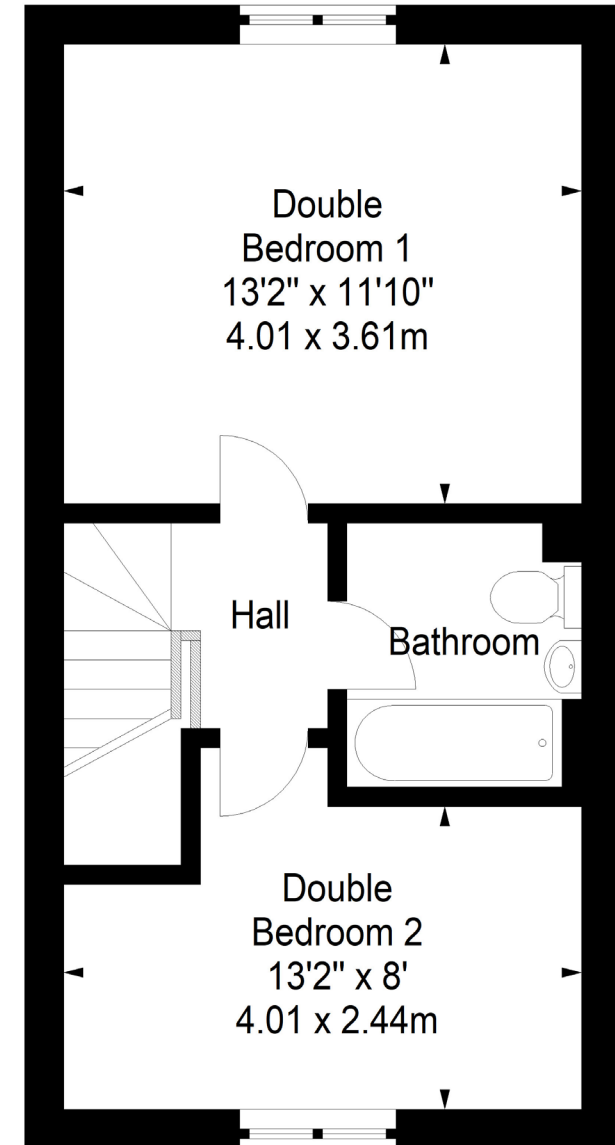
Approx. Gross Internal Area
726 Sq Ft - 67.45 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.