



Solicitors & Estate Agents



Offers Over

£470,000

161 Caroline Terrace

Corstorphine | Edinburgh | EH12

A fantastic opportunity has arisen to purchase this detached bungalow with private gardens, driveway and garage, pleasantly situated within the highly sought-after Corstorphine area of Edinburgh, close to fantastic commuting links, local amenities and reputable schooling. Now requiring modernisation, the property provides excellent potential to create a fine family home.

-  3 Bedrooms
-  1 Public room
-  1 Shower room
-  Private gardens
-  Garage & Driveway
-  EPC rating – D
-  Council tax band - F



Description

In brief the accommodation comprises; entrance vestibule, welcoming entrance hallway with built-in storage, generously proportioned reception room/dining room pleasantly overlooking the rear and patio doors providing direct access out, fitted kitchen with door to useful utility room and door to rear, light and airy bay-windowed principal bedroom, two further well proportioned bedrooms, modern shower room and separate WC. Further benefits include gas central heating, double glazing and attic storage providing excellent potential for extension purposes (subject to the relevant planning permissions).



Extras

All fitted floor coverings and blinds will be included in the sale.

Gardens, Driveway & Garage

There is an extensive, fully enclosed garden to the rear which is mainly laid to lawn with an area of patio. To the front lies a long driveway providing excellent off-street parking which leads to the detached single garage.

Viewing

By appointment through Neilsons on 0131 625 2222.





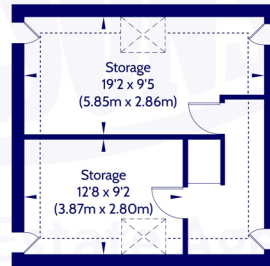
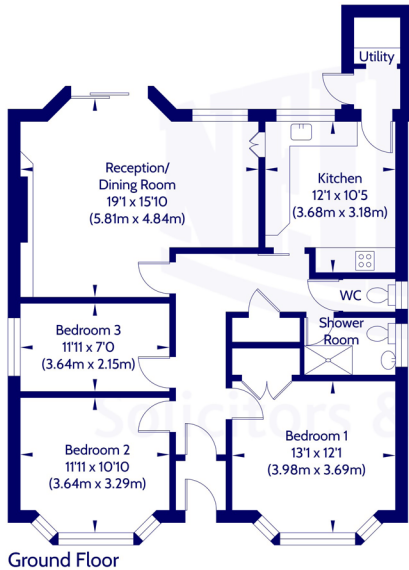
Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with Tesco's 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.

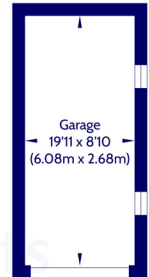




Approx. Gross Internal Floor Area 93 Sq M / 1003 Sq Ft.



Attic



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ 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

