



Solicitors & Estate Agents



Offers Over

**£495,000**

## 2 Lamont Place

Corstorphine | Edinburgh | EH12 7AG

Located within an exclusive contemporary development in the highly sought-after district of Corstorphine, this beautifully presented semi-detached townhouse offers contemporary family living in a peaceful yet exceptionally convenient setting. Boasting a private, fully enclosed rear garden and private off-street parking, the property is ideally suited to a wide range of purchasers, including professionals, couples and growing families. Finished to a high standard throughout, the home provides spacious, versatile accommodation with stylish modern interiors, creating a true walk-in opportunity.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms Plus WC
-  Driveway
-  Enclosed Rear Gardens
-  EPC Rating – B
-  Council Tax Band - G



## Description

The property offers superbly proportioned and highly versatile accommodation arranged over three levels, finished to an excellent standard throughout. A welcoming entrance hallway provides access to a useful understairs storage cupboard together with a further cupboard housing the boiler and hot water tank. Positioned to the front of the property is a flexible fifth bedroom, which would also make an ideal home office or study, complete with durable tiled flooring. Undoubtedly the heart of the home is the impressive open-plan lounge, kitchen and dining area, providing a fantastic space for both everyday family living and entertaining. The contemporary kitchen is fitted with an excellent range of stylish units, complemented by premium quartz worktops, under-unit lighting and a comprehensive selection of integrated appliances including a washing machine, dishwasher, fridge freezer, double oven, induction hob and extractor hood. Tiled flooring flows throughout this impressive living space. Completing the ground floor is a modern WC fitted with a two-piece suite, heated towel rail and tiled flooring. The first floor hosts a large, spacious reception room with a south facing aspect overlooking the garden and Pentland Hills. The room is flooded with natural light from twin windows, offering a flexible living space ideal as a family room or formal lounge. Also on this level is a generous double bedroom featuring a full wall of fitted wardrobes with sliding doors, together with the contemporary family bathroom, which is fitted with a three-piece suite incorporating a bath with rainfall shower over, partially tiled walls, tiled flooring and a heated towel rail. Occupying the upper floor is the impressive principal bedroom, a particularly spacious double room benefitting from twin windows, extensive fitted wardrobes and a stylish en-suite shower room featuring a large double shower enclosure with rainfall shower, tiled flooring, partially tiled walls and a heated towel rail. Two further well-proportioned bedrooms are also located on this floor. Bedroom Three is a generous double with fitted wardrobes, while Bedroom Four, another spacious room, is a large single or small double. Both have a rear-facing outlook and a Juliet balcony. Further benefits include gas central heating with underfloor heating, double glazing throughout, and high-quality fixtures and finishes, making this an outstanding family home ready for immediate occupation.



## Extras

The property will be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. All furniture can be made available to the purchaser at an agreed cost.

## Gardens & Driveway

Externally, the property enjoys a fully enclosed, low-maintenance rear garden, thoughtfully designed with composite decking, artificial lawn, an outdoor tap, side access and a garden shed, which is included in the sale. To the front, a private driveway provides convenient off-street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).







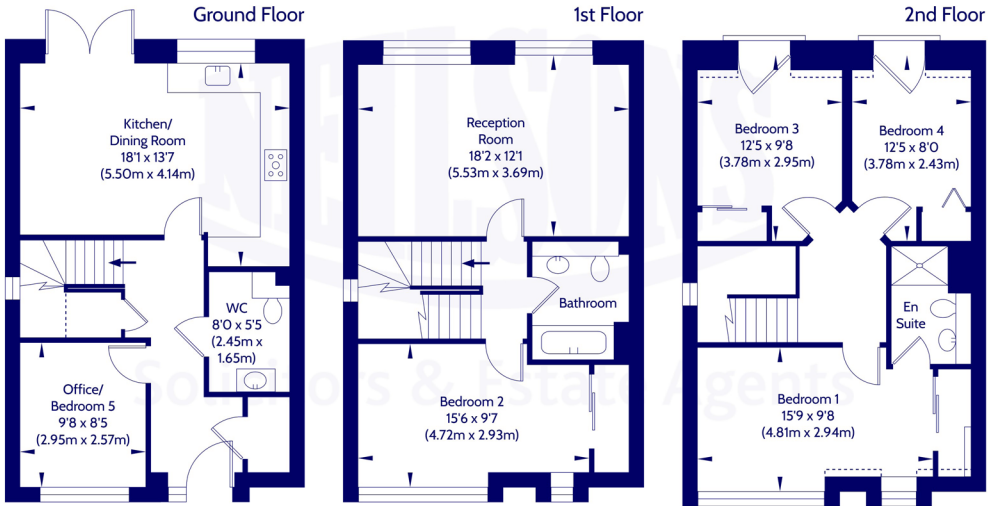
## Location

Corstorphine is a well-established and highly desirable district of West Edinburgh, centred around a historic village heart. It is particularly popular with families, offering an excellent choice of schools together with convenient transport connections in and out of the city. Local shopping is plentiful, ranging from independent shops and everyday services to larger supermarkets, while a short drive brings access to several retail parks and shopping centres. The area is rich in green space with family-friendly parks close at hand along with the charming woodland trails and sweeping views of the Corstorphine Hill Nature Reserve. A wide range of leisure facilities are nearby including private health clubs and several prestigious golf courses along with Edinburgh Zoo, adding to the attractions of the neighbourhood. Excellent bus services run regularly to the city centre and surrounding areas. Edinburgh International Airport, the City Bypass and the wider motorway network are all easily reached.





Approx. Gross Internal Floor Area 144 Sq M / 1540 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### 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

