



Solicitors & Estate Agents



Offers Over

£385,000

34 North Gyle Grove

Corstorphine | Edinburgh | EH12 8JZ

A fantastic opportunity to acquire this impressive and well-proportioned extended semi-detached bungalow, set within extensive private gardens with a driveway and garage, in the highly sought-after Corstorphine area of Edinburgh. Ideally located close to excellent amenities, reputable schools and superb transport links, this attractive home is sure to appeal to a wide range of buyers.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - F



Description

The accommodation has been well maintained over the years and now offers an excellent opportunity to modernise and create a fantastic family home. It briefly comprises: a welcoming entrance hallway with useful under stair storage, a bright front-facing reception room, a fitted kitchen with appliances leading to a dual-aspect dining room with direct access to the rear garden, a generous principal bedroom with fitted wardrobes, a fourth bedroom ideal as a nursery or home office, and a family bathroom with a three-piece suite and shower over the bath.

Upstairs, there are two well-proportioned double bedrooms, a shower room and useful eaves storage. Further benefits include gas central heating and double glazing. Excellent extension potential at rear of property subject to necessary consents.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, ovens, fridge, freezer and washing machine. As the property forms part of an Executry estate it is sold as seen and no warranties are given regarding any of the appliances or systems.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door. The greenhouse, shed and summerhouse will also be included in the sale.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is in the ever-popular residential area of Corstorphine, a sought after, high-amenity district lying approximately 3 miles west of Edinburgh City Centre. The area enjoys excellent transport links connecting quickly to the city, bypass, central motorway network and Edinburgh International Airport. Highly regarded schooling is available in the area from nursery to secondary level with a choice of reputable private schools also close at hand. Glasgow Road and St John's Road provide a wide range of local shops and services within walking distance of the property along with a choice of cafes, bars, restaurants and take-aways. Tesco Extra and Lidl Supermarkets can be found in Corstorphine with further shopping and high street stores close by at The Gyle including a large Marks & Spencer. A wealth of recreational facilities are in the area including the wonderful woodland walks of Corstorphine Hill Local Nature Reserve and walks to the Cammo Estate. A choice of leisure centres and gyms are available locally including David Lloyd on Glasgow Road and the Drum Brae Leisure Centre and swimming pool.



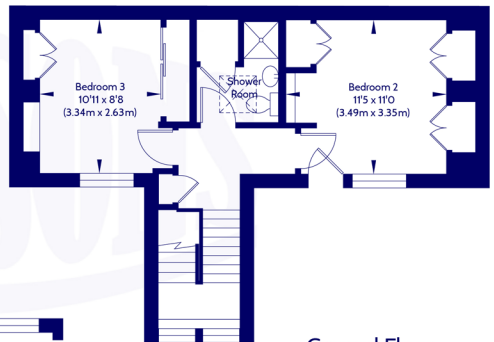


Approx. Gross Internal Floor Area 117 Sq M / 1263 SqFt.

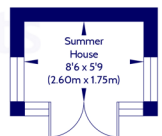
Ground Floor



1st Floor



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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