



Offers Over

£470,000

56 Brogan Crescent

West Craigs | Edinburgh | EH12 ODE

Quietly situated within the sought-after West Craigs Village, this beautifully presented Barratt Homes 'Fenton' detached villa offers an excellent balance of style, space and practicality. The contemporary accommodation is immaculately maintained and perfectly suited to modern living, while the location enjoys excellent local amenities, transport links and green spaces close at hand. An ideal home for a wide range of purchasers, it is ready to move straight into and enjoy.

-  4 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – B
-  Council tax band - F



Description

You enter the property into a bright and inviting lounge, where useful understairs storage enhances the space. To the rear, the stylish dining kitchen forms the heart of the home, fitted with a range of wall and base units complemented by co-ordinated worktops, while patio doors create a seamless connection to the garden, creating the perfect setting for everyday living and entertaining. A useful utility room and convenient WC are located just off the kitchen.

On the upper floor, the landing benefits from two useful storage cupboards. The principal bedroom enjoys built-in wardrobes and a contemporary en-suite shower room, while three further double bedrooms, one of which also features built-in wardrobes, provide versatile accommodation to suit a variety of needs, whether for guests, children or home working. Completing the accommodation is a bathroom fitted with a crisp white suite, shower over the bath and a heated towel rail. The property further benefits from gas central heating, double glazing and solar panels.



Extras

Included in the sale will be the gas hob and electric oven, washing machine, tumble dryer, and integrated fridge/freezer and dishwasher.

Gardens and Parking

A neat front garden creates an attractive approach to the property, while the generous fully enclosed rear garden, laid mainly to lawn, offers a fantastic outdoor retreat with ample space to unwind and enjoy time with family and friends. An integral garage with an up and over door, power and light is complemented by a driveway providing off-street parking, with the added convenience of an EV charging point for modern, energy conscious living. Additional on-street parking is also available.

Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of approximately £180 per annum with a £120 float.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

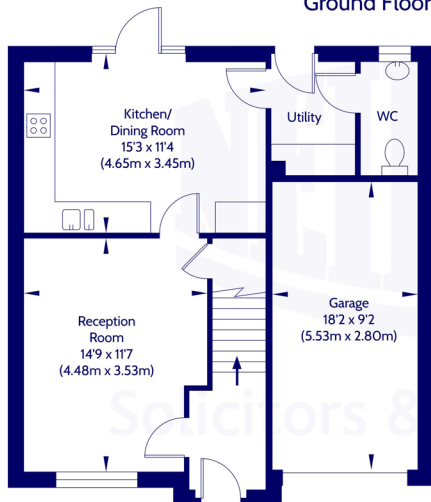
Brogan Crescent is located in the modern development of West Craigs Village which is creating a whole new community with a nursey and primary school, GP surgery, large areas of green space and parklands, a number of walking and cycle routes, and a proposed café. Within the wider area of Corstorphine, many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a varied range of high street named stores. The area enjoys many leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, Cammo Estate, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the city centre and surrounding areas. The location enjoys ease of access to the City Bypass linking the main Scottish motorway network system and Edinburgh International Airport.



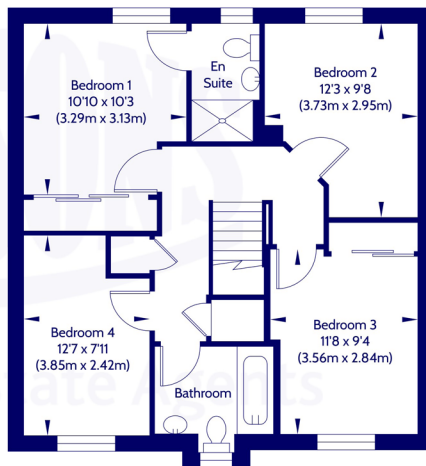


Approx. Gross Internal Floor Area 105 Sq M / 1132 Sq Ft.

Ground Floor



1st 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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