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Offers Over

£640,000

1 Roull Road

Corstorphine | Edinburgh | EH12 7JW

An exceptionally appealing stone-built period bungalow, which has been thoughtfully extended by the existing owner to create a highly flexible and generously proportioned family home located on a charming tree lined street.

-  4 bedrooms
-  3 public rooms
-  3 bathrooms
-  Driveway and garage
-  Garden
-  EPC rating – D
-  Council tax band - F



Description

The house rests on substantial mature garden grounds and benefits from a drive and large single garage, providing secure off-street parking/overspill storage.

Internally the property is in attractive move-in condition throughout and is accessed via a welcoming tiled vestibule, into the main hallway which features wood flooring and a timber stair leading to the upper level. To the rear you have a spacious bay fronted reception room which looks out over the leafy back garden and features a wood burning stove, shelved press and coving to ceiling. A versatile sitting room/additional reception room connects the house to the kitchen and features a southerly facing bay window and ornate focal fireplace with decorative tiling and gas fire. The spacious kitchen acts as a wonderful heart of the house and is flooded with natural light via a central skylight and bifold doors which open out directly on to paved terrace. The kitchen itself has been fitted with an excellent variety of white modern units, with contrasting worktops, breakfast bar and an assortment of integrated appliances. A door off the kitchen leads to a useful utility room.



At ground level you have a generously sized principal bedroom with picture rail and intricate cornice work, together with a dressing room and stylish contemporary en-suite shower room. A further double bedroom and main family bathroom with counter sunk basin, bath, WC, splash tiling and mains shower enclosure, rounds off the ground floor. On the upper level you have two good sized double bedrooms both of which are south facing and enjoy a pleasant open outlook, and a cleverly designed shower room/guest WC.

Extras

Gardens and Parking

To the front of the house is an enclosed low maintenance private garden book ended by two beautiful mature trees and incorporating a gated drive and large single garage with electric door. To the rear is an established private garden which has a lovely peaceful feel and comprises lawn, well stocked planted beds and a generous paved seating space to relax and entertain.

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 and Edinburgh International Airport, the City Bypass and the wider motorway network are all easily reached.





Approx. Gross Internal Floor Area 149 Sq M / 1610 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

☎ 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

