



Solicitors & Estate Agents



Offers Over

£315,000

5 Caerlaverock Court, Craigievar Wynd

Corstorphine | Edinburgh | EH12 8GD

Set within a beautifully landscaped courtyard setting and enjoying delightful south-facing views towards the Pentland Hills, this bright and appealing semi-detached villa offers an excellent opportunity for buyers seeking a well-proportioned home in a peaceful residential location.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage
-  Private Garden
-  EPC Rating – C
-  Council Tax Band - E



Description

The welcoming entrance hallway provides access to three useful storage cupboards, offering excellent everyday practicality. To the front of the property, the spacious living room is flooded with natural light and enjoys attractive views across the landscaped courtyard garden. Positioned to the rear, the separate dining room provides an ideal space for both family meals and entertaining, with patio doors opening directly onto the enclosed rear garden, creating a seamless connection between the indoor and outdoor living spaces. The fitted kitchen offers a good range of base and wall-mounted units, complemented by an integrated oven and hob, while the dishwasher, washing machine and fridge/freezer are all included in the sale. Upstairs, a naturally bright landing benefits from a side-facing window, a generous walk-in storage cupboard and hatch access to the loft. There are two well-proportioned double bedrooms and a comfortable single bedroom, all of which feature built-in wardrobes, providing excellent storage. The accommodation is completed by a family bathroom fitted with a white three-piece suite and an over-bath shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Parking

The property enjoys an attractive position within a beautifully maintained landscaped courtyard development, where mature planting, manicured lawns and established trees create a peaceful and welcoming environment for residents. To the rear, the private garden provides an ideal space for relaxing, outdoor dining or entertaining during the warmer months. Further enhancing the property's appeal is a private garage, offering secure parking or additional storage, together with residents' parking within the development, ensuring convenient off-street parking for both homeowners and visitors.

Viewing

By appointment through Neilsons (0131 625 2222).





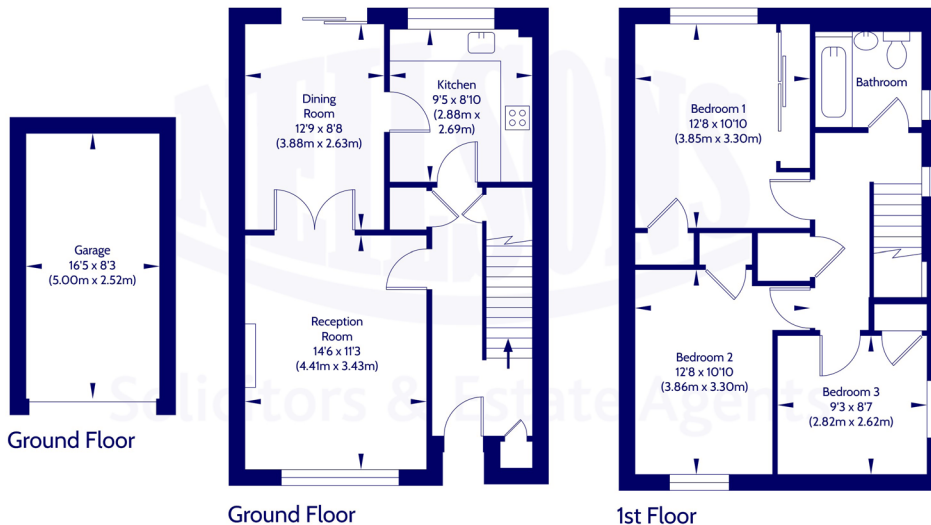
Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand including a Tesco Extra together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including South Gyle Train Station & tram stop, the City of Edinburgh Bypass linking the main Scottish motorway network system together with the A8 linking Edinburgh International Airport. An excellent bus service operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within proximity of the property. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and Murrayfield Stadium.





Approx. Gross Internal Floor Area 90 Sq M / 973 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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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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