



16 Craigmount Park, Edinburgh, EH12 8EE

Elegant Detached Family Home with Far-Reaching Pentland Hills Views

Occupying an elevated setting within one of Edinburgh's most sought-after residential districts, this beautifully presented stone-fronted detached bungalow enjoys stunning south-facing views towards the Pentland Hills and offers exceptionally flexible family accommodation extending to four bedrooms.

Originally constructed in the 1930s, the property has been thoughtfully extended into the loft to create a substantial and versatile home, while still offering potential for further extension to the rear, subject to the necessary planning permissions and consents.

The accommodation is arranged over two levels and combines a wealth of period character with modern family living.

A welcoming entrance vestibule opens into a generous reception hall, where a staircase rises to the first floor.

The elegant bay-windowed sitting room is a particularly attractive reception space, featuring an original fireplace surround, oak flooring, decorative cornicing and a traditional Edinburgh press.

To the rear, the well-appointed kitchen and dining room forms the heart of the home and is fitted with an extensive range of wall and base units. A range-style gas cooker with extractor hood is complemented by integrated appliances including a dishwasher, washing machine and fridge freezer.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK

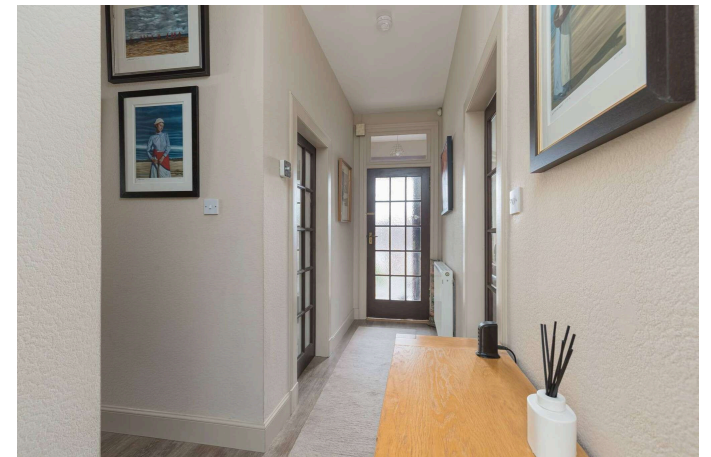


EPC RATING
D



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



There are two well-proportioned double bedrooms on the ground floor.

The ground floor is further served by a separate WC and a traditionally styled family bathroom fitted with a bath and shower over, wash hand basin, heated towel rail and WC.

The first floor provides two additional double bedrooms, both enhanced by dormer windows and impressive ceiling heights. Excellent eaves storage is available throughout, while the front-facing bedroom enjoys magnificent panoramic views across Edinburgh towards the Pentland Hills.

Gardens and Grounds

The property is approached through a beautifully landscaped front garden, with a monoblock driveway providing off-street parking and access to the single garage.

To the rear, the enclosed garden is predominantly laid to lawn with patio areas and offers an attractive and private outdoor space, ideally suited to family life, entertaining guests and children at play. The garden shed is included in the sale and offers excellent storage.

Situation

The property is located within the highly regarded district of Corstorphine, approximately three miles west of Edinburgh city centre. The area is renowned for its excellent range of local amenities, schooling and transport links.

Everyday shopping is available nearby on St John's Road, with further retail provision at Tesco Extra, Lidl and The Gyle Shopping Centre, all within easy reach. Leisure facilities include Drum Brae Leisure Centre, David Lloyd Edinburgh and the extensive walking routes of Corstorphine Hill.

The location is particularly convenient for access to Edinburgh Airport, the City Bypass, central Scotland's motorway network and the city centre, which is served by frequent and reliable bus services. The property lies within the catchment areas for East Craigs Primary School and Craigmount High School.

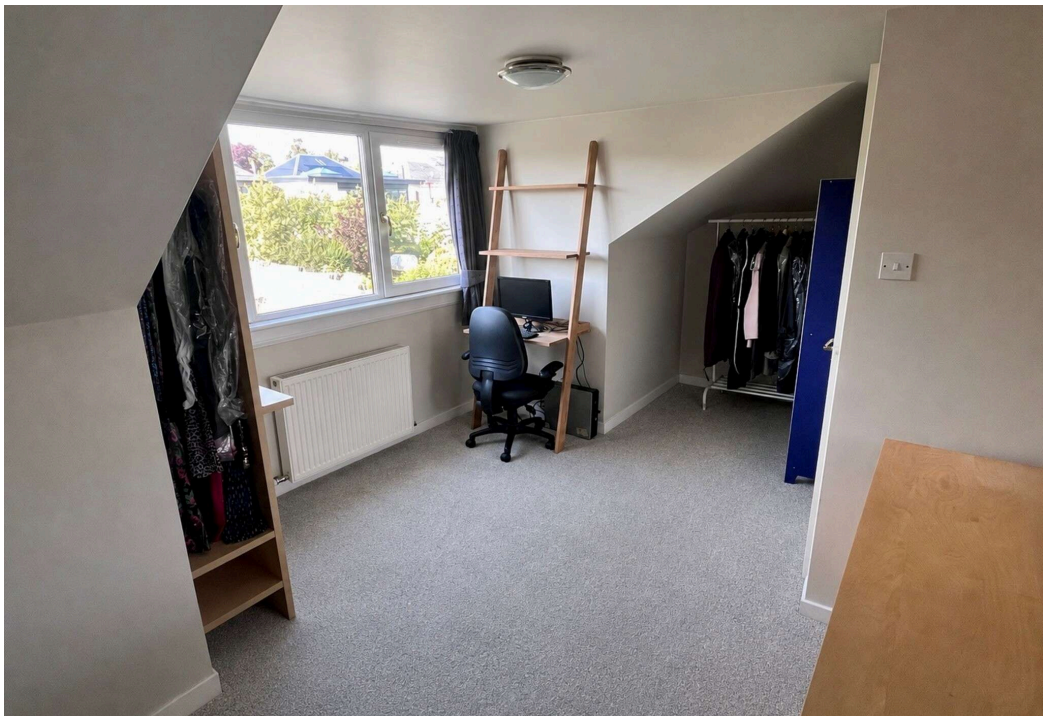
Fixtures and Fittings

All fitted floor coverings, integrated kitchen appliances and window blinds are included in the sale.

Council Tax - Band G





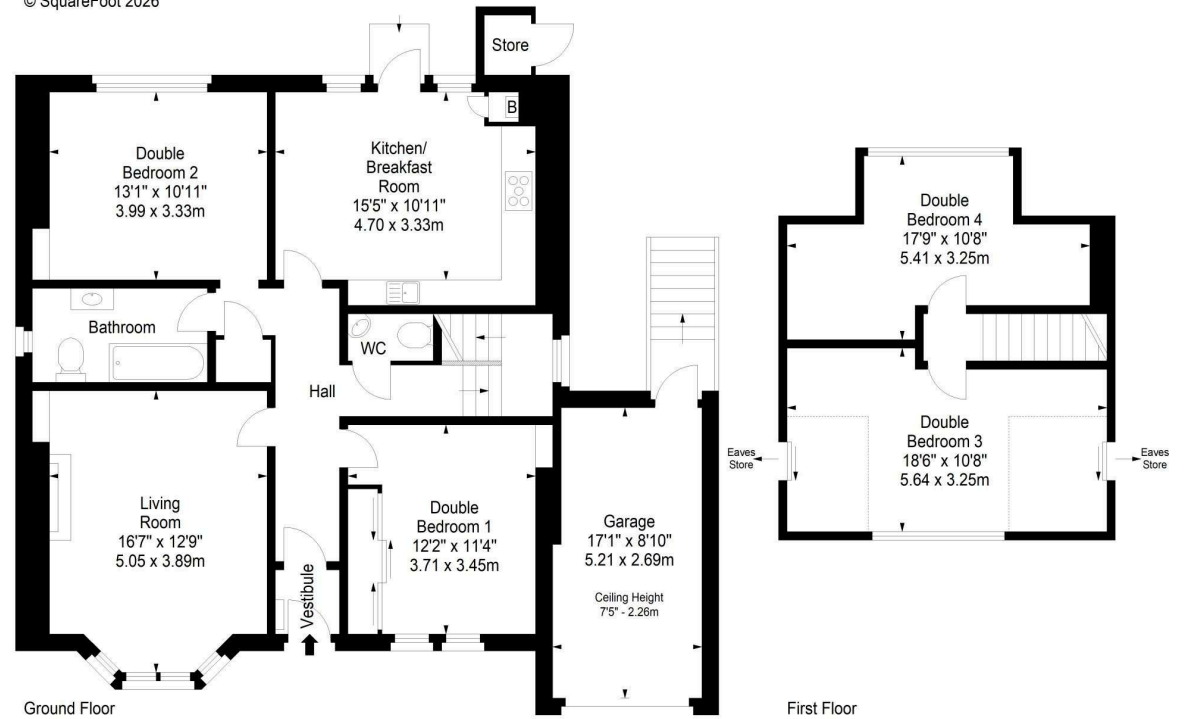




**Craigmount Park,
Edinburgh,
Midlothian, EH12 8EE**



Approx. Gross Internal Area
1306 Sq Ft - 121.33 Sq M
Garage & Store
Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M
For identification only. Not to scale.
© SquareFoot 2026



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com **espc**

ZOOPLA **rightmove**