



Solicitors & Estate Agents



Offers Over

£355,000

25 Craigs Gardens

Corstorphine | Edinburgh | EH12 8HA

A most appealing semi detached bungalow, which rests on generous mature garden grounds and enjoys a superb residential location in Edinburgh's desirable Corstorphine are

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway and garage
-  Front and rear gardens
-  EPC rating – F
-  Council tax band- E



Description

A much-loved family home for many years the property has been well preserved, and also offers superb potential to modernise, remodel or extend further (STC), to suit individual tastes and lifestyles.

Internally the accommodation is well-proportioned, flexible and briefly comprises an entrance hallway, a front facing reception with focal fireplace, coving and a pleasant open outlook, a well-equipped kitchen which benefits from an abundance of built-in storage and has a variety of base and wall units, complete with splash tiling and pull-out breakfast bar. Across the hall you have a versatile dining room/home office which has a beautiful timber staircase leading to the upper floor, where there are two bedrooms and a substantial attic space with good scope to develop.

The space concludes with a generously proportioned principal bedroom on the ground floor and a contemporary wet room with neutral tiling, modern two-piece white suite and walk-in shower.



Extras

All floor coverings, light fittings, curtain poles, fixtures, white goods and integrated appliances will be included.

Gardens and Parking

To the front of the house is a paved drive, single garage and a neat private garden which has been laid to lawn with well stocked planted borders. To the rear you have a generous mature garden which features variety of trees, shrubs, hedgerow borders and an extensive lawn. The garden has a charming peaceful feel and also benefits from a shed with electricity, which could be restored or replaced to form an excellent home working space.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

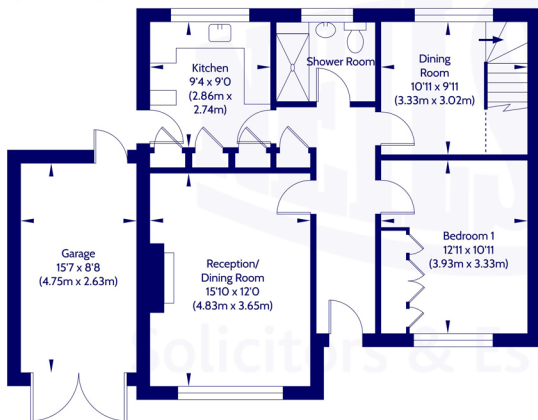
Corstorphine is a well-established and highly desirable district of West Edinburgh, centred around a historic village heart. It is particularly popular with families, offering an excellent choice of schools together with convenient transport connections in and out of the city. Local shopping is plentiful, 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 89 Sq M / 964 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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