










Offers Over  
**£625,000**

## 13 Veresmith Road

West Craigs | Edinburgh | EH12 OHD

A generously proportioned and beautifully presented detached villa, forming part of a desirable David Wilson development in West Craigs, with excellent connections to Edinburgh city centre and a variety of amenities close at hand.

-  4 bedrooms
-  3 public rooms
-  2 bathrooms
-  Double garage and driveway
-  Generous south facing garden
-  EPC rating – B
-  Council tax band- G



## Description

Offering a bright, contemporary living space with an exceptional degree of flexibility, this stylish modern home is perfectly designed for the demands of modern family life. Generously proportioned throughout, the property provides an ideal balance of spacious interiors and versatile accommodation, making it well suited to those working from home. A generous private garden offers a wonderful setting for outdoor entertaining, while a substantial double garage provides excellent parking and storage. Combining modern comfort with practical design, this is a superb home for buyers seeking space, flexibility and convenience.

The ground floor comprises a welcoming hallway with convenient downstairs WC and stair to the upper level, a spacious front facing reception room with carpeted floor and tasteful neutral décor, sleek contemporary dining kitchen, with stylish high spec base and wall units, contrasting worktops, and a variety of integrated appliances. French doors lead directly out to the garden and a utility room with matching units lead out to the double garage. A versatile family/dining room with garden access, completes the ground floor accommodation.

On the upper floor you have a generously proportioned master suite with fitted wardrobes and luxury en-suite bathroom with separate shower enclosure, three further substantial double bedrooms, and attractive family bathroom with pedestal style basin, WC, mains shower enclosure and bath.



## Extras

All floor coverings and integrated appliances will be included. The blinds, curtains, built in wardrobe in bedroom 4, washing machine and tumble dryer are available via separate negotiation.

## Gardens and Parking

To the front of the house is a neat lawned garden, together with a driveway and double garage to provide excellent off-street parking/overspill storage. To the rear is a generous fully enclosed private garden which enjoys a sunny south facing aspect and has been laid primarily to lawn, together with a paved seating space.

## Viewing

By appointment through Neilsons (0131 625 2222).





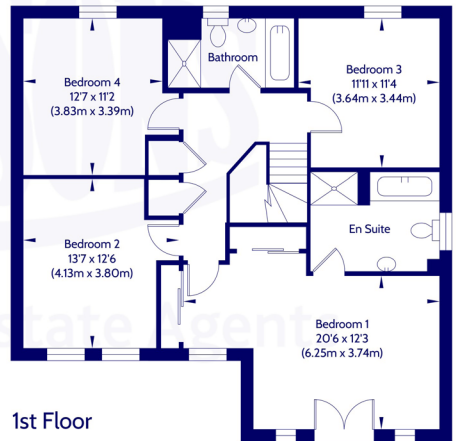
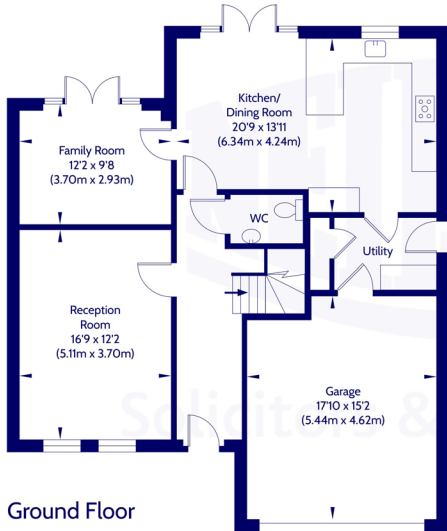
## Location

The property forms part of West Craigs located northwest of Edinburgh city centre, close to The Cammo Estate, where wonderful walks can be enjoyed. There are two fully equipped children's play parks within the development. The area is well served by local retailers including a Scotmid, Tesco Express and post office with the nearby Gyle shopping centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range of shops and services. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The City By-Pass linking the national motorway network, Forth Road Bridge and Edinburgh International Airport are also within easy reach. Excellent schooling at all levels is available locally with Maybury Primary school a short walk away, and a wide range of leisure and recreational facilities are close at hand including Drumbrae Leisure Centre and David Lloyd, The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and South Queensferry, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City





Approx. Gross Internal Floor Area 169 Sq M / 1817 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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### 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

