NEILSONS

Solicitors & Estate Agents

Offers Over

£345,000

39 Craigmount Hill

Corstorphine | Edinburgh | EH4 8DH

Situated within a popular residential area, this well-presented three-bedroom end terrace house, offers well-proportioned accommodation, with private parking and garage and a fully enclosed rear south facing garden. The property is ideally suited to families and those looking for a comfortable home with excellent potential.

- 3 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- Garage and Private Parking
- Front and Rear Gardens
- EPC Rating – D
- Council Tax Band - E

Description

The accommodation is accessed via a welcoming hallway featuring a carpeted staircase and useful storage. The front-facing reception room enjoys natural light from a picture window, a gas fireplace and is finished with carpeting, creating a comfortable space for relaxing and entertaining. To the rear, the dining kitchen is fitted with wall and base units, providing ample storage and preparation space. Integrated appliances include a hob, oven and dishwasher, while a rear door offers convenient access to the garden. The principal bedroom is positioned to the front of the property and benefits from a double aspect, carpeting, built-in wardrobes and a grey colour scheme. The second bedroom is also a double, enjoys a front-facing aspect and features carpeting. The third bedroom, also a double, overlooks the rear and is finished with carpeting, and built-in wardobes, offering flexibility as a child's bedroom, guest room or home office. Completing the accommodation, the bathroom comprises a three-piece white suite, an electric shower over the bath and fully tiled walls.

Extras

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

Gardens, Garage & Parking

Externally, the front garden features established hedging, planting and a pathway leading to the front door. The fully enclosed south facing rear garden provides a combination of patio and lawn areas, together with a timber shed for additional storage. Private parking to the rear offers off-street parking alongside a garage.

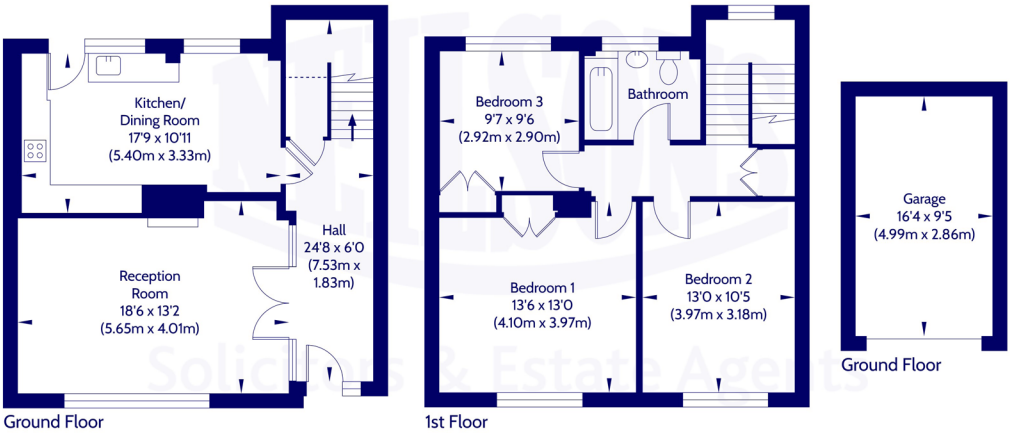
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Located within the popular residential area of Corstorphine in north-west Edinburgh, Craigmount Hill is ideally positioned for access to an excellent range of local amenities. Nearby shops at Bughtlin Market include a Tesco Express convenience store, pharmacy and various takeaway options, while further shopping facilities can be found at The Gyle Shopping Centre and Craigleith Retail Park, offering a wide selection of high-street retailers, supermarkets, cafés and restaurants. Larger supermarkets, including Tesco, are also within easy reach for everyday shopping. The area is well served by schooling, with East Craigs Primary School and Craigmount High School nearby. Excellent public transport links provide access to Edinburgh city centre and surrounding areas, while Edinburgh Gateway and South Gyle railway stations offer convenient rail connections. The property is also well placed for the City Bypass, motorway network and Edinburgh Airport, making it an excellent choice for families and commuters alike.

Approx. Gross Internal Floor Area 106 Sq M / 1140 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

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

WINNER SCOTTISH LEGAL AWARDS 2025 · WINNER SCOTTISH LEGAL AWARDS 2024 · WINNER SCOTTISH LEGAL AWARDS 2023 · WINNER SCOTTISH LEGAL AWARDS 2022 · WINNER SCOTTISH LEGAL AWARDS 2021 · WINNER SCOTTISH LEGAL AWARDS 2020 · TheNegotiator Awards 2019 REGIONAL AGENCY OF THE YEAR SCOTLAND GOLD · TheNegotiator Awards 2020 REGIONAL AGENCY OF THE YEAR SCOTLAND GOLD · Gold TheNegotiator Awards 2019 Regional - Scotland of the Year