










Fixed Price

£175,000

24 The Paddockholm

Corstorphine | Edinburgh | EH12 7XP

This delightful end-terraced bungalow occupies a pleasant position within an established and landscaped residential courtyard, in a highly sought-after area popular with retirees, first-time buyers, and downsizers. The property is conveniently located close to local amenities for everyday needs and offers excellent access to the City Centre via regular public transport, as well as convenient commuting links via the City Bypass, M8/M9, and Edinburgh Airport.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The accommodation is well laid out and comprises a welcoming entrance hall leading to a bright lounge, ideal for relaxation or entertaining. The well-appointed kitchen is thoughtfully designed and offers a practical workspace. The spacious principal bedroom features built-in mirrored wardrobes, providing excellent storage, and is complemented by a full wet room fitted with an electric shower unit and two piece white suite. The home benefits from gas central heating via a combination boiler and double glazing throughout, ensuring comfort and energy efficiency.

There is a yearly fee of approx. £240 (£20 per month) for the maintenance of communal grounds payable to Trinity Factors



Extras

Included in the sale are all fitted floor coverings and blinds, along with the electric cooker, fridge/freezer, and automatic washing machine. Additional items of furniture may be available through separate negotiation.

Gardens & Parking

Externally, the property boasts a neat, easily maintained front garden with paving and shaped borders planted with a variety of shrubs and plants. To the rear, a private paved patio garden provides a peaceful outdoor space. An external storage cupboard houses the meters and fuse box, and ample residential parking is available within the courtyard.

Viewing

Please contact Neilsons on 0131 625 2222.





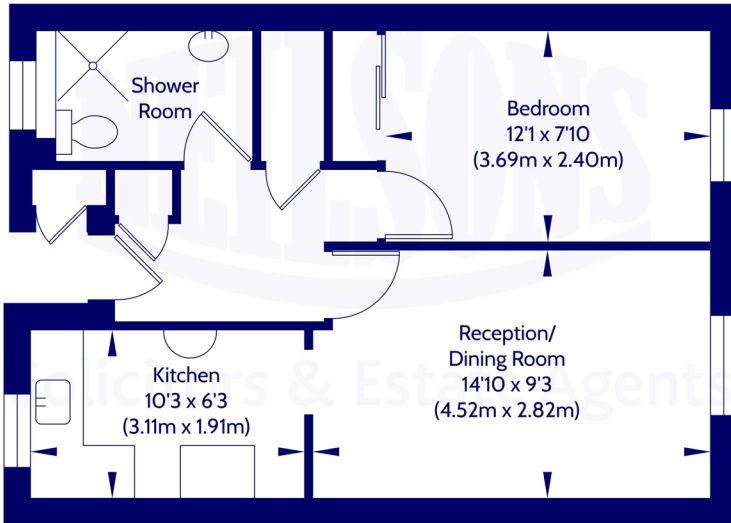
Location

The property is located in the ever popular residential district of Corstorphine, close to many local shops and services including a nearby Scotmid and a Tesco supermarket. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street stores including a large Marks & Spencers. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include the open spaces of Union Park, Carrick Knowe Golf Course, Corstorphine Hill, The Water of Leith Walkway and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas and offers easy access to the City Bypass, linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Gross Internal Floor Area 39 Sq M / 422 Sq Ft.

Ground 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.



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✉ 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

