



Solicitors & Estate Agents



53 Roull Road

Corstorphine | Edinburgh | EH12 7JW

An exceptional detached house located in the desirable residential area of Corstorphine with delightful private gardens, garage and driveway. The property has been tastefully renovated throughout by the current owners and it offers beautifully presented accommodation with superb views.

-  3 bedrooms
-  4 public rooms
-  2 bathrooms
-  Garage and driveway
-  Front and rear gardens
-  EPC rating – D
-  Council tax band- G



Description

This property has been tastefully and cleverly upgraded and modernised throughout by the current owners to create a fantastic home in the highly sought after residential area of Corstorphine. A superb kitchen/dining room has been created and an en-suite added to the principal bedroom.

On the ground level there is a stylish reception room with attractive open/working fireplace, generously sized kitchen/dining/family room which has been fitted with a superb variety of high quality base and wall mounted units with integrated appliances and a wood burning stove and French doors leading out to the delightful rear garden. Further accommodation on the ground floor includes a snug/living room, sun room/studio with access to the rear garden, double bedroom and a shower room.

On the upper floor is an impressive principal bedroom with views towards Edinburgh Castle, Corstorphine Hill and the Pentland Hills, built-in wardrobes and a contemporary en-suite bathroom with roll-top bath. There is a further double bedroom also with wonderful views and utility cupboard housing the washing machine.



Gardens and Parking

One of the standout features of this impressive home is the beautifully maintained south-west facing private garden located to the rear. The garden has been lovingly tended over the years and features a lawn, mature trees and flowering shrubs, a generous decked terrace, a covered pergola dining area with built-in seating, an outdoor kitchen, an ornamental pond and potting shed.

Extras

All floor coverings, blinds, some light fittings, oven, hob, extractor hood, microwave, fridge/freezer and dishwasher are included in the sale price.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

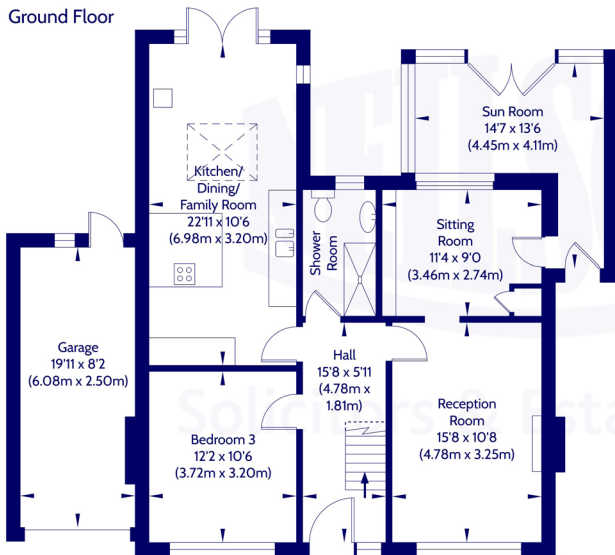
Corstorphine is a well-established and highly desirable district of West Edinburgh, centred around a historic village heart. It is particularly popular with families, offering an excellent choice of schools together with convenient transport connections in and out of the city. Local shopping is plentiful,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



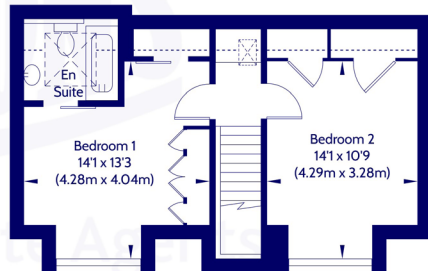


Approx. Gross Internal Floor Area 128 Sq M / 1374 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 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.



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

