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Offers Over

£595,000

59 Hillview Road

Corstorphine | Edinburgh | EH12 8QH

This generously proportioned detached bungalow offers flexible two-storey accommodation in a peaceful setting within the ever-popular Corstorphine district. Beautifully presented throughout, the property also benefits from planning permission for a substantial extension, providing an excellent opportunity for buyers wishing to create a larger family home.

-  4 Bedrooms
-  2 Reception rooms
-  2 Bathrooms
-  Private front and rear gardens
-  Detached garage and driveway
-  EPC rating – C
-  Council tax band - G



Description

The accommodation begins with a welcoming vestibule leading into a central hallway. To the front, the elegant bay-windowed reception room features an attractive fireplace and traditional press cupboard, creating a bright and comfortable living space. To the rear, the impressive open-plan kitchen and dining room is fitted with a range of contemporary shaker-style units, integrated appliances and generous worktop space. Windows to the side and French doors opening onto the rear garden flood the room with natural light, while there is ample space for family dining and entertaining. The ground floor also offers two spacious double bedrooms, one positioned to the front and one overlooking the rear garden, together with a stylish family shower room fitted with a modern white suite. A staircase from the dining area leads to the upper level, where two further well-proportioned bedrooms each benefit from access to useful eaves storage. A large family bathroom with a white suite completes the upper accommodation. Further benefits include gas central heating, full double glazing, with many windows recently upgraded, and recent insulation improvements to enhance energy efficiency.



Offering generous accommodation, excellent future potential and a highly desirable location, this is a superb opportunity to acquire a versatile family home in one of Edinburgh's most sought-after residential areas.

Extras

The light fittings, window blinds and integrated kitchen appliances are to be included in the sale. The wardrobe in the principal bedroom is available by separate negotiation.

Gardens, Garage and Driveway

Externally, the property enjoys attractive, mature gardens to the rear incorporating a lawn, patio and decorative chipped areas, providing a wonderful outdoor space for relaxing and entertaining. To the front is a neatly paved garden, while a driveway to the side leads to a single garage with power, lighting and an up-and-over door. An external storage cupboard and outside tap add further convenience.

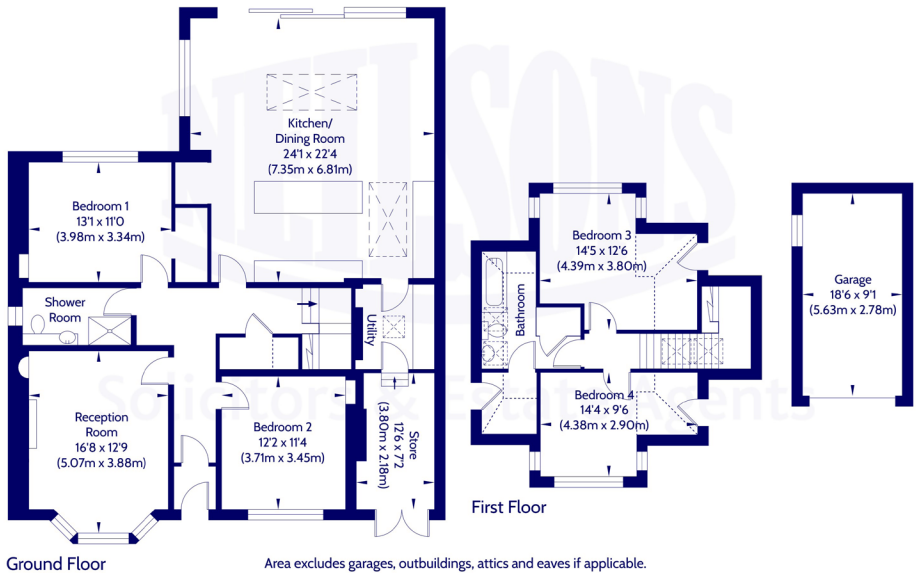
Viewing

By appointment through Neilsons (0131 625 2222).





Proposed New Layout
Approx. Gross Internal Floor Area 181.06 Sq M / 1949 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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Location

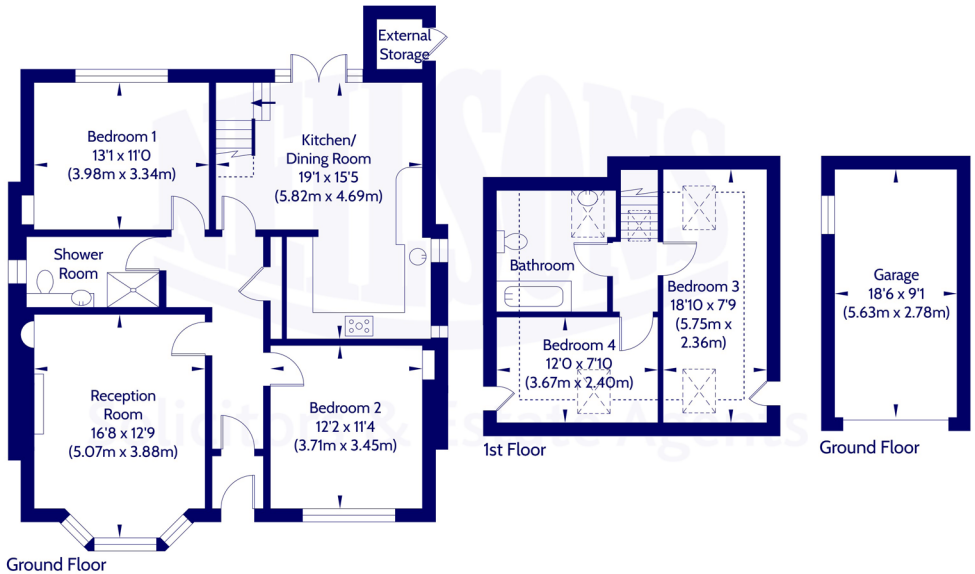
Corstorphine is a well-established and highly sought-after residential area, centred around its historic village heart and renowned for its excellent balance of green space, amenities and connectivity. Particularly popular with families, the area offers an excellent selection of well-regarded schooling together with convenient transport links both into the city centre and beyond.

A wide range of local amenities can be found nearby, from independent retailers and everyday services to larger supermarkets, while several retail parks and shopping centres are easily accessible. The area is rich in outdoor space, with the extensive woodland walks of Corstorphine Hill Nature Reserve offering superb views across the Pentland Hills, the city skyline and the Firth of Forth. Additional leisure facilities include private health clubs, a number of highly regarded golf courses and the ever-popular Edinburgh Zoo. Excellent public transport services operate throughout the area, with easy access to the city centre, Edinburgh Airport and the wider motorway network, making Corstorphine an ideal location for commuters and families alike.





Approx. Gross Internal Floor Area 122 Sq M / 1317 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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