










Offers Over
£185,000

34/3 West Craigs Crescent

Corstorphine | Edinburgh | EH12 8NB

Situated in the highly sought after Corstorphine area of Edinburgh, this spacious first floor flat offers bright and well proportioned accommodation, enhanced by two private balconies. Enjoying a convenient location close to excellent local amenities, transport links and green spaces, the property is ideally suited to first time buyers, professionals and downsizers alike.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal gardens
-  Residents parking
-  EPC rating – D
-  Council tax band - C



Description

You enter a welcoming entrance hall with storage and a useful utility cupboard, and straight ahead of you is a spacious lounge/dining room. Glazed doors on either side open onto private balconies, creating delightful outdoor spaces to relax and dine in the warmer months. The fitted kitchen is well appointed with a range of wall and base units, co-ordinated worktops and tiled splashbacks. An inner hallway with further storage leads to two double bedrooms, one featuring built in wardrobes and the other currently utilised as a dining room, together with a shower room fitted with a white suite and heated towel rail. The property further benefits from electric heating, double glazing and an alarm system.



Extras

Included in the sale will be the electric oven and hob, undercounter fridge and freezer, dishwasher and washing machine.

Gardens and Parking

The property is surrounded by beautifully maintained communal gardens and there is a shared residents car port, with on street parking also available.

Factoring

The common areas and garden grounds are maintained by Charles White Ltd at a cost of approximately £380 per quarter and this also includes buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is located in the desirable residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the city centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 69 Sq M / 748 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.



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

