

41 (flat 8) East Craigs Rigg, Corstorphine, Edinburgh, EH12 8JA



Description

Set within an established modern development enjoying an extremely convenient location, close to a good range of amenities and super transport links, is a beautifully appointed dual-facing top floor flat. The property offers a relaxed and peaceful lifestyle amongst picturesque surroundings and has been finished to a good standard with stylish interior making it an ideal home for an individual or professional couple.

Features

- Excellent rail, tram, bus and road links. Close proximity to Edinburgh airport
- Spacious living/dining room falling naturally into two defined areas
- High-spec kitchen with integrated appliances
- Two double bedrooms both with fitted wardrobes and master featuring an en-suite
- Main bathroom
- Gas central heating and double glazing
- Allocated parking space

Extras

The light fittings, curtains, oven, microwave, hob, dishwasher, washing machine and fridge/freezer are included.

Factor

The development is factored by Myreside Management for approx. £200 per quarter according to the vendor. This includes block buildings insurance and maintenance of communal areas

EPC Rating: C



Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day & night buses, frequent trains from the Edinburgh Gateway station, a tram stop and excellent road links to the city centre, Glasgow, Fife and the South.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



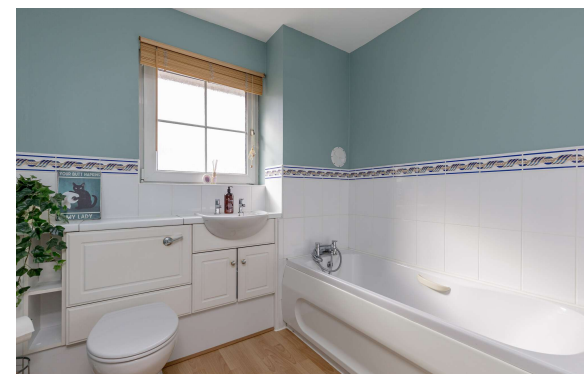
East Craigs Rigg,
Edinburgh,
Midlothian, EH12 8JA



Approx. Gross Internal Area
925 Sq Ft - 85.93 Sq M
For identification only. Not to scale.
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Second Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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