










Offers Over

**£620,000**

## 8 Corstorphine Hill Road

Corstorphine | Edinburgh | EH12 6LQ

Situated in an elevated position within the highly desirable residential area of Corstorphine, this beautifully presented three-bedroom detached period bungalow offers an exceptional blend of traditional charm, generous living space, and modern family comfort. Occupying a peaceful setting with attractive private gardens, the property provides flexible accommodation ideally suited to families, professional couples, or those seeking spacious single-home living in a prestigious location.

-  3 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - G



## Description

The interior has been thoughtfully styled and carefully maintained throughout, successfully retaining many appealing period features while incorporating the conveniences expected of contemporary living. Upon entering, a welcoming vestibule and central hallway create an immediate sense of warmth and character. To the front of the property, the elegant sitting room is flooded with natural light from a striking bay window, creating a bright and relaxing environment ideal for both everyday use and formal entertaining.

To the rear, a generously sized family room offers an additional versatile living area, perfectly suited for modern family life, social gatherings, or a comfortable media and relaxation space. The well-equipped kitchen/breakfast room has been designed with practicality in mind, offering ample worktop space, excellent storage, and room for casual dining. Direct access to the rear garden enhances the connection between indoor and outdoor living, while the separate utility room provides valuable extra storage and functionality, helping to keep the main living areas organised and uncluttered. The accommodation includes three spacious double bedrooms arranged over two levels, providing excellent flexibility for growing families, visiting guests, or dedicated home-working space. The layout allows for adaptable living arrangements while maintaining privacy and comfort throughout the home. A modern family bathroom on the ground floor serves the main accommodation, while an attractive contemporary shower room on the upper level further enhances convenience for residents and guests alike.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

Externally, the property is surrounded by mature private gardens to both the front and rear, creating a peaceful and secluded outdoor environment. The gardens provide excellent space for children, outdoor dining, gardening enthusiasts, or simply relaxing in a tranquil setting. A private driveway offers convenient off-street parking and leads to a single garage, adding further practicality and storage options to this impressive home.

## Viewing

By appointment through Neilsons (0131 625 2222).





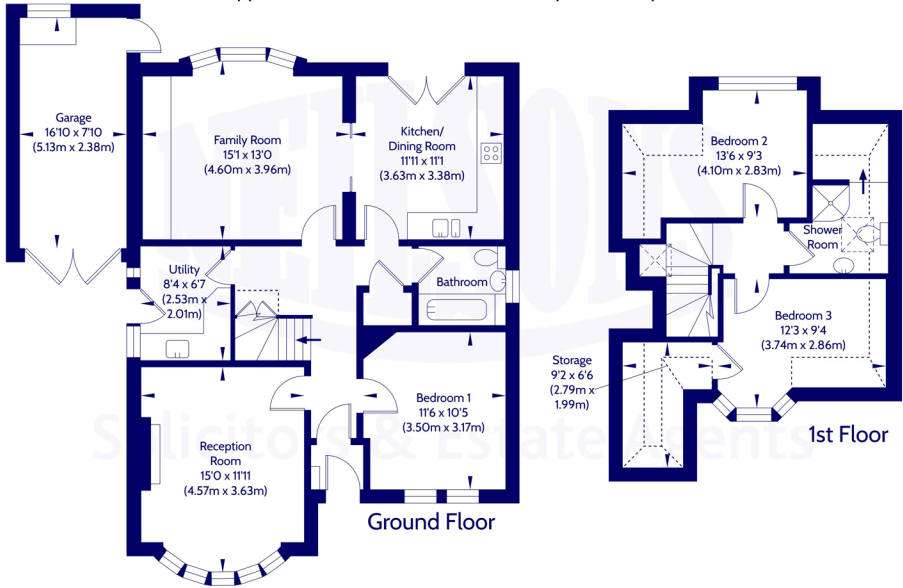
## Location

Corstorphine is a well-established and highly desirable district of West Edinburgh, centered around a historic village heart, with convenient transport connections in and out of the city centre. 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 right on the doorstep, complemented by a range of leisure facilities including a private health club and several prestigious golf courses. Edinburgh Zoo is also close by, adding to the attractions of the neighbourhood. Excellent bus services run within easy walking distance, with the city centre, Edinburgh International Airport and the wider motorway network all easily reached.





Approx. Gross Internal Floor Area 110 Sq M / 1181 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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- [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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