



4 St Ninians Road, Edinburgh, EH12 8AW

Impressive and beautifully presented three-bedroom lower villa, forming the entire ground floor of a traditional 1930s detached residence in highly sought-after Corstorphine.

Combining generous proportions, period character and a versatile layout, the property makes an excellent family home within easy walking distance of St John's Road and Corstorphine Village. A bright southerly aspect provides excellent natural light, with attractive views towards the Pentland Hills.

A standout feature is the generous private front and rear gardens, thoughtfully landscaped with seating and entertaining areas, while the secluded rear garden offers excellent privacy. A private two-car driveway leads to a substantial garage with power and lighting, providing secure parking and excellent storage.

Internally, the spacious accommodation retains attractive period features and includes a side extension creating an additional double bedroom and stylish shower room. Further benefits include gas central heating, double glazing and excellent storage.

The accommodation comprises:

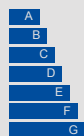
- Welcoming entrance hall providing access throughout the principal accommodation.
- Elegant bay-windowed living room enjoying excellent natural light, with a traditional fireplace forming an attractive focal point.
- Generously proportioned formal dining room with feature fireplace and direct access to the breakfasting kitchen.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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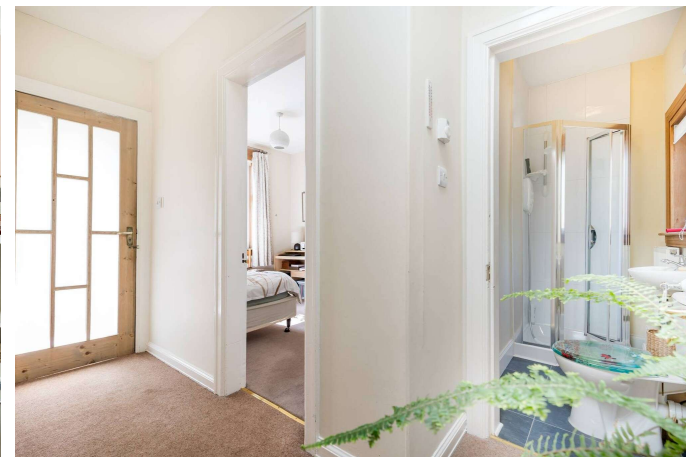
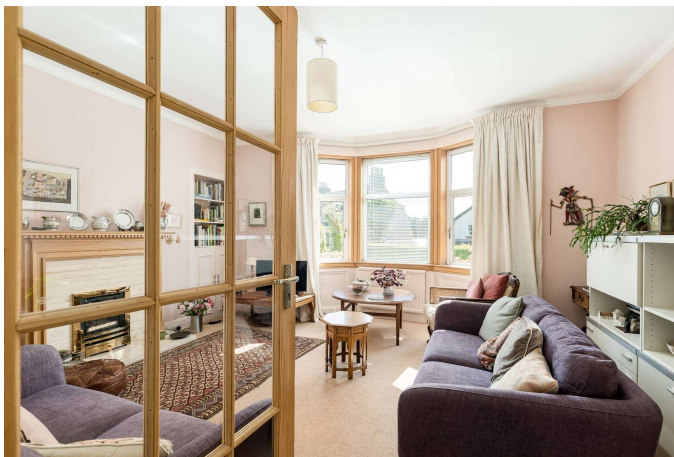


EPC RATING
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- Well-appointed breakfasting kitchen fitted with Shaker-style units, complementary laminate worktops with inset sink, breakfast bar and a range of appliances including a range-style gas cooker, together with direct access to the private rear garden.
- Three well-proportioned double bedrooms, offering excellent flexibility for family living, guests or home working.
- Traditionally styled shower room with tongue-and-groove panelling, WC, wash basin and shower enclosure with contemporary multi-panel surround.
- Additional shower room conveniently serving the extended bedroom accommodation.

Location

The property enjoys a superb position within the well-established and highly desirable Corstorphine district, approximately three miles west of Edinburgh City Centre.

Corstorphine Village and St John's Road are within easy walking distance and provide an excellent selection of independent shops, cafés, restaurants and everyday amenities. Further shopping is readily available at Tesco, Lidl and The Gyle Shopping Centre.

The area is exceptionally well connected, with frequent bus services providing swift access to Edinburgh City Centre and surrounding districts. Edinburgh Airport, the City Bypass and Scotland's central motorway network are also within easy reach, making the location particularly convenient for commuters and those travelling further afield.

A wealth of leisure and recreational opportunities can be found nearby, including David Lloyd Leisure Club and the extensive open spaces of Corstorphine Hill, renowned for its woodland walks and panoramic views across the city.

The property lies within the catchment areas for Corstorphine Primary School and Craigmount High School.

Outside & Gardens

The property benefits from particularly generous private gardens to both the front and rear, an especially appealing feature for a lower villa.

The gardens have been attractively landscaped to create a variety of areas for outdoor seating, dining and entertaining, with the southerly aspect allowing the grounds to capture the sun for much of the day. The enclosed rear garden offers an excellent degree of privacy and seclusion and provides a particularly appealing extension to the living accommodation during the warmer months. Adding considerably to the property's appeal is the excellent private parking provision. A driveway provides off-street parking for two cars and leads to a substantial private garage with power and lighting - an unusual and valuable advantage for a property of this type, offering secure parking together with excellent storage or workshop space.

Council tax band - F











**St. Ninians Road,
Edinburgh,
Midlothian, EH12 8AW**

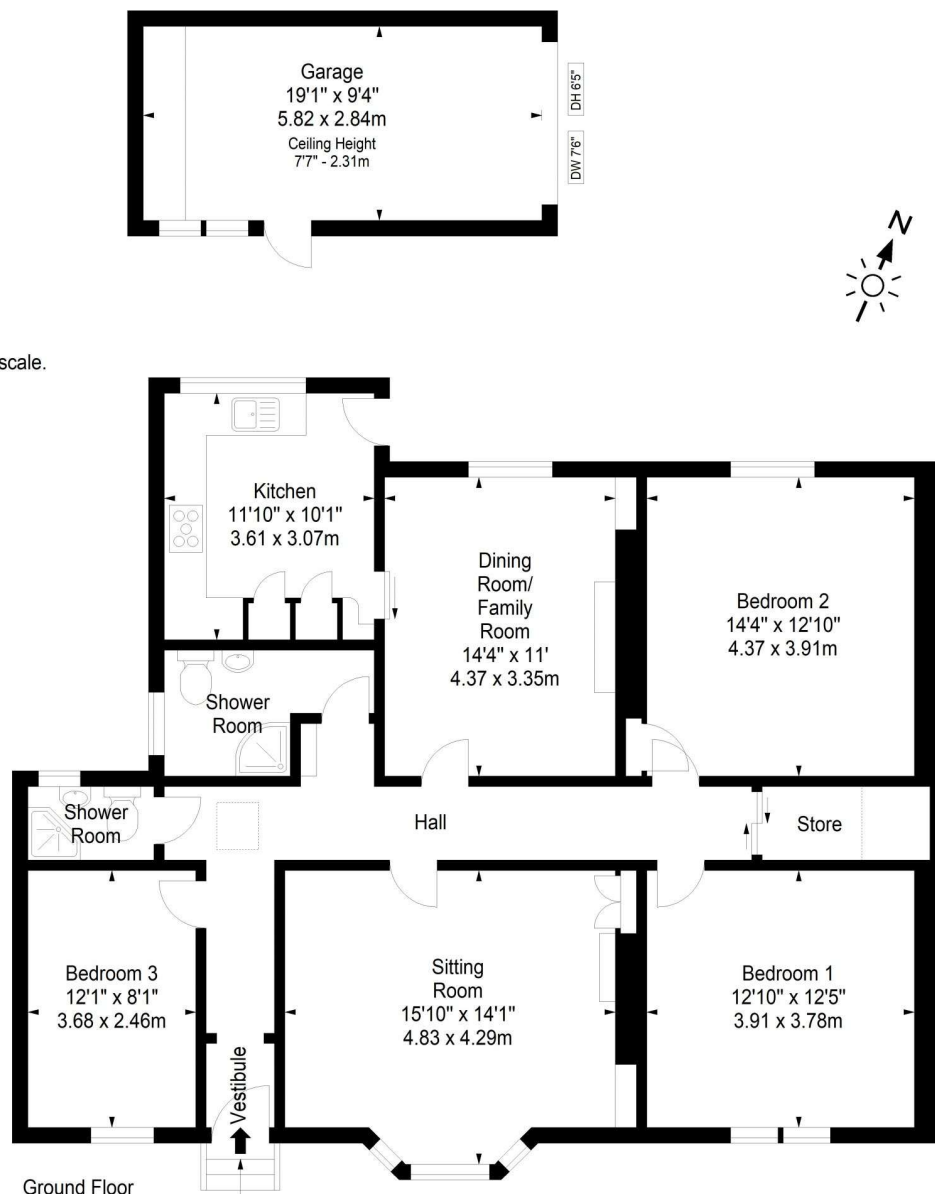


Approx. Gross Internal Area
1267 Sq Ft - 117.70 Sq M
Garage
Approx. Gross Internal Area
176 Sq Ft - 16.35 Sq M
For identification only. Not to scale.
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Key :

DW - Door Width

DH - Door Height



Ground Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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