



Solicitors & Estate Agents



Offers Over

£465,000

2 Roull Grove

Corstorphine | Edinburgh | EH12 7JP

Neilsons are delighted to offer to the market, this impressive, extended detached bungalow occupying a sizeable plot incorporating attractive garden grounds to the front, side and rear, a driveway and single garage. Quietly positioned within a pleasant cul-de-sac setting, off Roull Road, in the sought-after Corstorphine district of the city, close to excellent amenities, reputable schooling and super commuting links.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – D
-  Council Tax Band - F



Description

The generously proportioned, light-filled accommodation is presented to the market in good decorative order throughout. Arranged over two floors and extending to over 1,200 sq ft, the property offers a high degree of flexibility, together with excellent potential for further development, subject to the necessary planning consents and permissions. This appealing home is sure to attract buyers seeking spacious and versatile accommodation with scope for further enhancement, and early internal viewing is highly recommended to fully appreciate the generous proportions and potential on offer.

The light and neutrally presented accommodation comprises; entrance vestibule leading into a welcoming hallway, with carpeted staircase providing access to the upper landing. A particularly impressive 20ft reception room forms the main focal point of the home, featuring a central fireplace housing an electric fire, while French doors provide direct access to the decked patio and garden beyond. Situated adjacent is a further generously proportioned dining room/family room, enjoying a pleasant front-facing aspect and providing access to the spacious breakfasting kitchen. The kitchen is fitted with an extensive range of white wall and base units with complementary worktops, incorporating a built-in gas hob, electric oven and extractor hood, together with a range of additional concealed appliances which are included in the sale. There is ample space for a breakfast table and chairs, while a door provides convenient access to the side garden. A well-proportioned double bedroom is located on the ground floor together with an extensively renovated luxury four-piece bathroom. The stylish bathroom incorporates a freestanding bath, large walk-in double shower unit with rainfall shower, WC and wash hand basin set within a contemporary vanity unit with useful built-in storage. The carpeted staircase leads to a small upper landing, which benefits from a rear-facing window providing an excellent source of natural light. The landing gives access to two further generously sized double bedrooms, both featuring large front-facing dormer windows and benefiting from excellent eaves storage. Further benefits include gas central heating via a combi boiler, which remains under warranty, together with double-glazed window units throughout.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the built-in gas hob, electric oven and hood, along with the washing machine, tumble drier and fridge.

Externally

The property is complemented by an attractive, enclosed paved front garden, with gated access leading to the main entrance. A private driveway to the side provides off-street parking and leads to the single garage, which features a pitched roof offering excellent additional storage, together with power and light.

The fully enclosed side and rear garden provides an excellent outdoor space with considerable potential. Enjoying a sunny south-westerly aspect, the rear garden has been thoughtfully designed for ease of maintenance, incorporating paved areas and chip-stone sections, together with a raised decked patio providing an ideal space for outdoor seating and entertaining. Conveniently, further access is provided from the rear garden to the garage.

Viewing

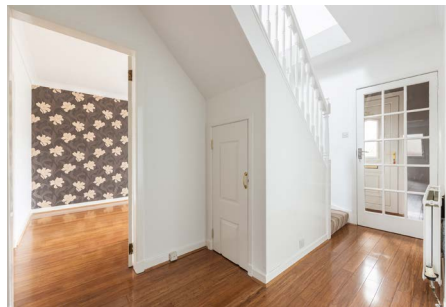
By appointment through Neilsons on 0131 625 2222.





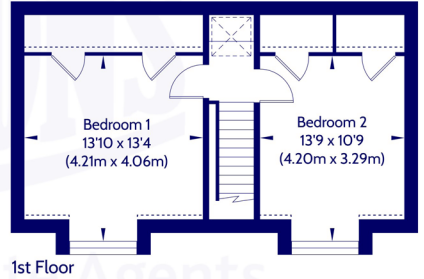
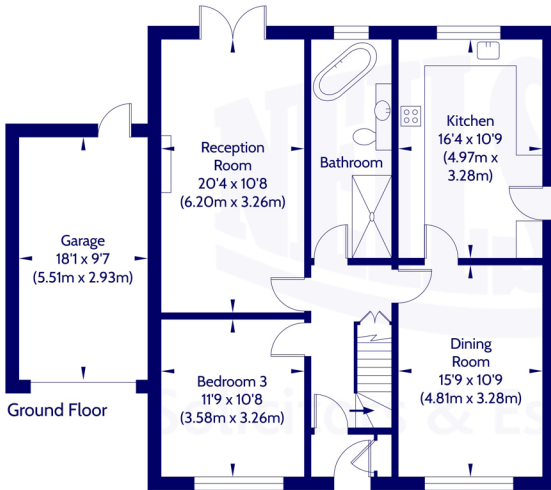
Location

Corstorphine is a well-established and highly desirable district of West Edinburgh, centred around a historic village heart. It is particularly popular with families, offering an excellent choice of schools together with convenient transport connections in and out of the city. 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 close at hand along with the charming woodland trails and sweeping views of the Corstorphine Hill Nature Reserve. A wide range of leisure facilities are nearby including private health clubs and several prestigious golf courses along with Edinburgh Zoo, adding to the attractions of the neighbourhood. Excellent bus services run regularly to the city centre and surrounding areas and Edinburgh International Airport, the City Bypass and the wider motorway network are all easily reached.





Approx. Gross Internal Floor Area 130 Sq M / 1392 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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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.



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