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8 Station Road

Corstorphine | Edinburgh | EH12 7AB

A superb opportunity has arisen to acquire this spacious two-bedroom ground-floor main door flat, ideally positioned within the popular and highly convenient Corstorphine area of Edinburgh. Offering generous accommodation, private off-street parking and excellent public transport and commuter links, the property would make an ideal purchase for first-time buyers, professionals, couples, downsizers or buy-to-let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Gated Driveway
-  Private Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The property is accessed via a private main door leading into a welcoming vestibule with tiled flooring. The T-shaped hallway provides excellent circulation throughout the property and benefits from attractive sanded wooden flooring together with a large shelved storage cupboard, providing useful additional storage. The impressive dual-aspect reception room is a particular highlight, with the hardwood flooring continuing from the hallway and an abundance of natural light provided by three large sash and case windows to the front, along with a further side-facing window. Generously proportioned, the room offers comfortable lounge and dining areas and features a focal fireplace, creating a warm and inviting main living space. The kitchen is fitted with a good range of wall and base units, complemented by tiling to the splash areas and floor. A rear door provides convenient access to the private courtyard and parking area. There are two spacious double bedrooms, with the principal bedroom enjoying a bright dual aspect to the rear and side, carpeted flooring and useful storage, while the second double bedroom benefits from a front-facing aspect. The accommodation is completed by a well-appointed bathroom, fitted with a three-piece white suite, separate shower cubicle with thermostatic shower and chrome heated towel rail.



Extras

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

Gardens & Driveway

Externally, the property benefits from a gated private mono-block courtyard to the rear, providing valuable off-street parking. The property also enjoys a decorative front garden, adding to its attractive kerb appeal.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

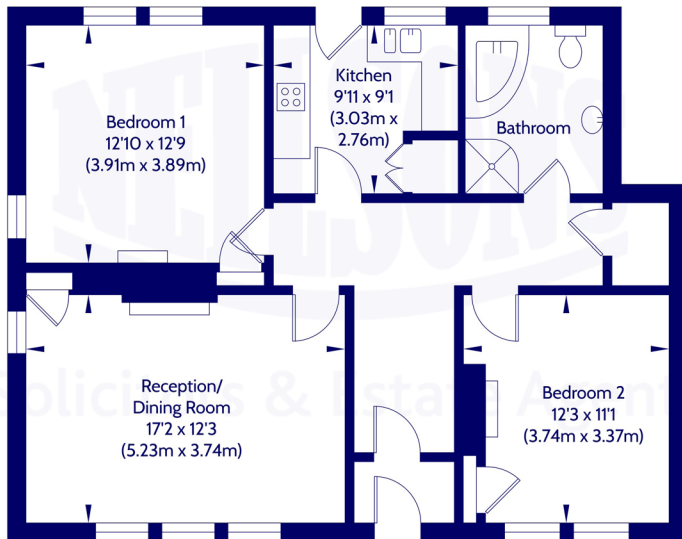
Station Road is ideally positioned within the popular Corstorphine area of Edinburgh, providing excellent access to a wide range of local amenities and superb transport links. Corstorphine offers an excellent selection of shops, cafés, restaurants, supermarkets and everyday services, with further retail and leisure facilities available at The Gyle, Hermiston Gait and nearby Edinburgh Park. The area is particularly well placed for commuters, with regular bus services providing convenient links into Edinburgh city centre and surrounding areas, while the City Bypass, M8 and M9 motorway networks are readily accessible by road. Edinburgh Airport is also within easy reach, making the location particularly appealing to frequent travellers. There are a number of schools and recreational facilities nearby, while the surrounding area provides excellent opportunities for walking, cycling and outdoor pursuits.





Approx. Gross Internal Floor Area 83 Sq M / 890 Sq Ft.

Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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