



Offers Over

£385,000

9 Fox Covert Grove

Corstorphine | Edinburgh | EH12 6UJ

This is a fantastic opportunity to acquire a large, detached property with superb potential located in the sought after residential area of Corstorphine. The property requires full upgrading and modernisation throughout but offers well proportioned accommodation, a private garden, garage and driveway.

-  6 bedrooms
-  2 public rooms
-  1 bathroom
1 WC
-  Driveway and garage
-  Private front, side and rear gardens
-  EPC rating – D
-  Council tax band- F



Description

Located within a quiet cul-de-sac in the desirable residential area of Corstorphine, this large detached house benefits from private gardens to the front, side and rear as well as a garage and driveway. The interior requires upgrading and modernisation throughout but offers a great project opportunity for the right buyer who wishes to create an impressive home to their own style and requirements. There is gas central heating and partial double glazing.

The accommodation on the ground floor comprises – entrance hall and stair, spacious reception room to the rear, dining room, kitchen providing access to the rear garden, bedroom 6 and WC.

The accommodation on the upper level comprises – 5 bedrooms and a family bathroom.



Gardens, Garage & Driveway

To the front of the house a monoblock driveway leads to the integral garage. There is an area of private garden to the front, side and to the rear is a secluded private garden with a patio area as well as areas of lawn and beds ideal for flowers and shrubs.

Extras

All floor coverings, light fittings, curtains, curtain poles and appliances are included in the sale price. There are two garden sheds and a powered greenhouse that are also included in the sale price.

Viewing

By appointment through Neilsons (0131 625 2222).





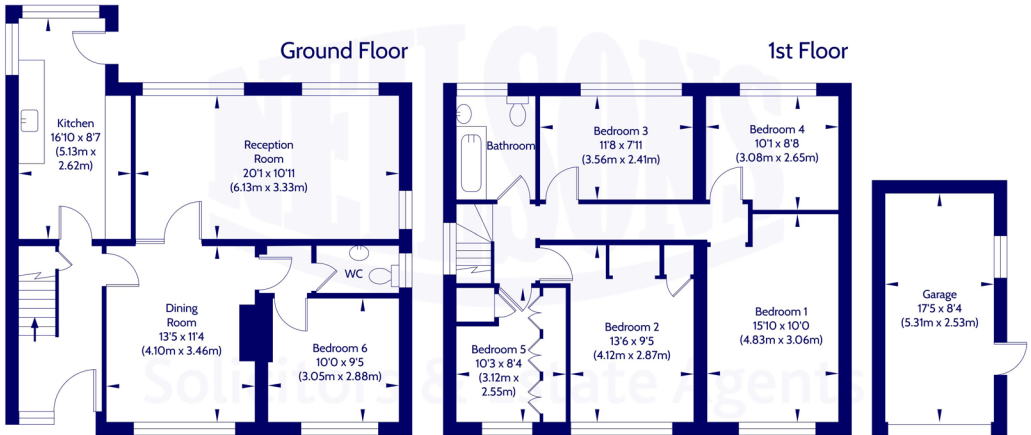
Location

The popular area of Corstorphine lies within easy reach of the city centre and is renowned for its tree lined streets and green open spaces. There are many excellent amenities close at hand including; local bars, restaurants, excellent shopping facilities, several sports clubs, golf courses at Ravelston and Murrayfield and of course the Murrayfield Stadium and Edinburgh Zoo. More extensive shopping facilities can be found at the Gyle Shopping Centre. The area has excellent bus routes and Haymarket rail station is nearby with the tram providing easy access into the city centre and to the airport. There is convenient road access westwards towards the City Bypass, Edinburgh International Airport and the motorway links to the North, South and West. Excellent schooling is represented in both the state and private sector.





Approx. Gross Internal Floor Area 137 Sq M / 1480 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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