



74 Corstorphine Road,
Edinburgh EH12 6JQ



A delightful detached 3 bedroom villa with detached double garage, attractive mature private gardens and large attic

 3 Bed  2 Bath  2 Reception

A delightful detached villa with detached double garage, attractive mature private gardens and large attic, which would now benefit from modernisation and upgrading and offers excellent potential to create a wonderful family home. The property is bright and generously proportioned throughout and in brief accommodation comprises; entrance vestibule; spacious and welcoming hall; elegant and bright sitting room; kitchen with direct access to rear garden and formal dining room which is ideal for entertaining and overlooks the rear garden; there is a useful downstairs shower room and utility. On the first floor there are three well proportioned double bedrooms, family bathroom with window and large attic. The property benefits from gas central heating and double glazing. To the front of the property there is an easily maintained garden and to the rear there is an attractive garden, which is predominantly laid to lawn and bordered by mature plants and shrubs. There is a large driveway which provides off street parking and leads to the large detached double garage with mains water and electricity which provides excellent storage.

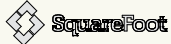
"Please note that no warranty will be given for the systems and appliances – they are sold as seen"

Features

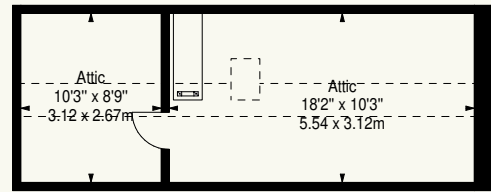
- Entrance vestibule
- Welcoming hall
- Elegant and bright sitting room
- Kitchen with direct access to rear garden
- Dining room which is ideal for entertaining
- Shower room with useful utility
- Three well proportioned double bedrooms
- Family bathroom with window
- Large floored attic
- Easily maintained front garden
- Lovely mature private rear garden
- Gas central heating
- Double glazing
- Large driveway
- Detached double garage
- On street parking
- EPC Rating D

Offers Over £510,000

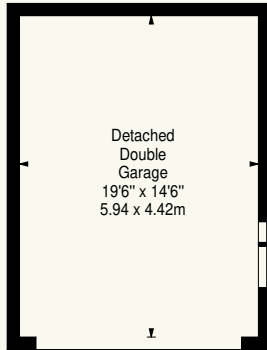
Corstorphine Road, EH12 6JQ



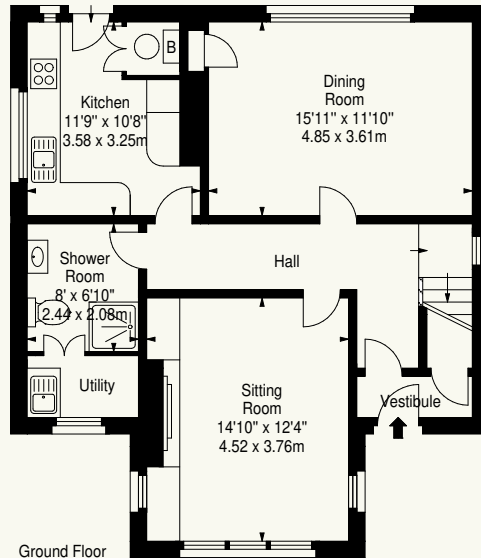
Approx. Gross Internal Area
1364 Sq Ft - 126.72 Sq M
Attic
Approx. Gross Internal Area
282 Sq Ft - 26.20 Sq M
Garage
Approx. Gross Internal Area
283 Sq Ft - 26.29 Sq M
For identification only. Not to scale.
© SquareFoot 2026



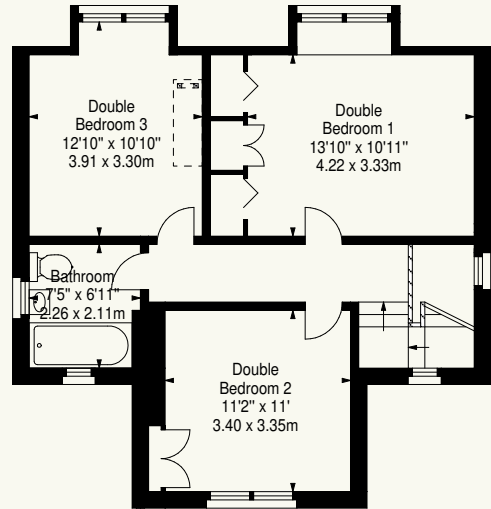
Attic



Ground Floor



Ground Floor



First Floor



Murrayfield is a highly regarded residential area lying approximately one mile west of Edinburgh city centre and home to some of Scotland's top-rated schools. The area provides local convenience shopping while within comfortable walking distance of Edinburgh's West End and Princes Street. There are also many recreational facilities in the area. Frequent public transport services operate to many parts of the city. There are local bus stops nearby and the 100 Airport service stops opposite the house. For commuters, Haymarket Railway Station and Balgreen tram stop are within walking distance and the city by-pass linking with major motorway networks is easily accessible.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.