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50a Corstorphine High Street, Edinburgh, EH12 7SY

Beautifully Presented, Two Bedroom, Main Door Upper Villa with Garden & Parking Space

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Property Description

Beautifully presented two-bedroom, main-door upper villa, benefiting from its own garden and private off-street parking space. Set within an attractive period stone-built terrace in the heart of the highly sought-after Corstorphine Conservation Area, to the west of Edinburgh city centre. Comprises an entrance hallway, a living/dining room, kitchen, two double bedrooms, and a shower room.

Recently upgraded throughout (2026), ready to move in, including generous room proportions, impressive tall ceilings, newly fitted contemporary flooring and tasteful decor. Highlights include a newly fitted modern kitchen with a full range of appliances and a stylish bathroom, completed in 2026 with warranties. Additional features include gas central heating, double glazing, and superb storage provision with an attic space, offering a potential conversion (subject to any necessary permissions).

Enjoying open views to the rear and a south-facing front aspect with leafy outlooks towards the adjacent St Margaret's Park. Externally, the property benefits from a charming, good-sized private garden plot and patio area, offering an ideal space to relax, enjoy the outdoors and entertain. There is also a large communal green, attractively landscaped with a selection of shrubs and trees, together with an allocated parking space.

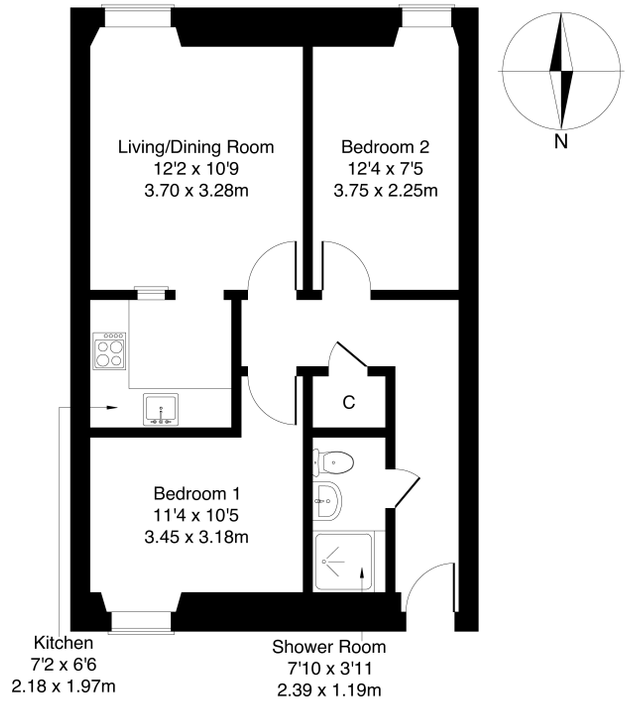
A welcoming L-shaped hallway provides access to most rooms and features a convenient built-in storage cupboard and attractive herringbone-style flooring. Positioned to the front of the property and enjoying a southerly view to St Margaret's Park, the spacious and welcoming living/dining room features attractive period cornicing, a wall-mounted TV point, a stylish feature panelled wall and carpeted flooring. Leading off the lounge is a quality, newly fitted kitchen, complete with modern units and worktops with matching upstands, a washing machine, a fridge/freezer, an integrated oven and a ceramic hob.

To the rear, overlooking the shared gardens and Corstorphine Hill, the first double bedroom features modern wood-effect flooring, a pendant light fitting and a set of wardrobes, which may be included in the sale. The front-facing second double bedroom also offers a southerly view to St Margaret's Park and flexible accommodation and modern wood-effect flooring, with ample space for freestanding furniture. Completing the accommodation is a stylish shower room, newly fitted with a modern suite, including an integrated shower cubicle with a rainfall shower, tiled flooring and matching tiled splashbacks.

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Approximate Gross Internal Area: (527 sq ft - 49 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Corstorphine is a highly sought-after and well-established residential area, centred around a historic village hub and offering a broad mix of housing styles. Its desirable west-of-city location provides swift access to the city centre, the city bypass, and key destinations including The Gyle and Gogarburn. A wide range of local amenities can be found along St. John's Road, with independent retailers, cafes, and restaurants, while also being complemented by larger retail options at a 24-hour Tesco superstore, Hermiston Gait Retail Park, and The Gyle Shopping Centre, all within proximity. The area is rich in green spaces, including several family-friendly parks and the scenic woodlands of Corstorphine Hill. Local leisure facilities include a David Lloyd Club, various golf courses, and the popular Edinburgh Zoo. Corstorphine is well served by frequent public transport links and benefits from a strong selection of highly regarded schools and nurseries at all levels, including the sought-after Corstorphine Primary School within a short walk.

























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