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48 Corstorphine Hill Gardens

EDINBURGH, EH12 6LA



Impressive views, prime position on Corstorphine Hill, south-facing terraced garden



0131 524 9797

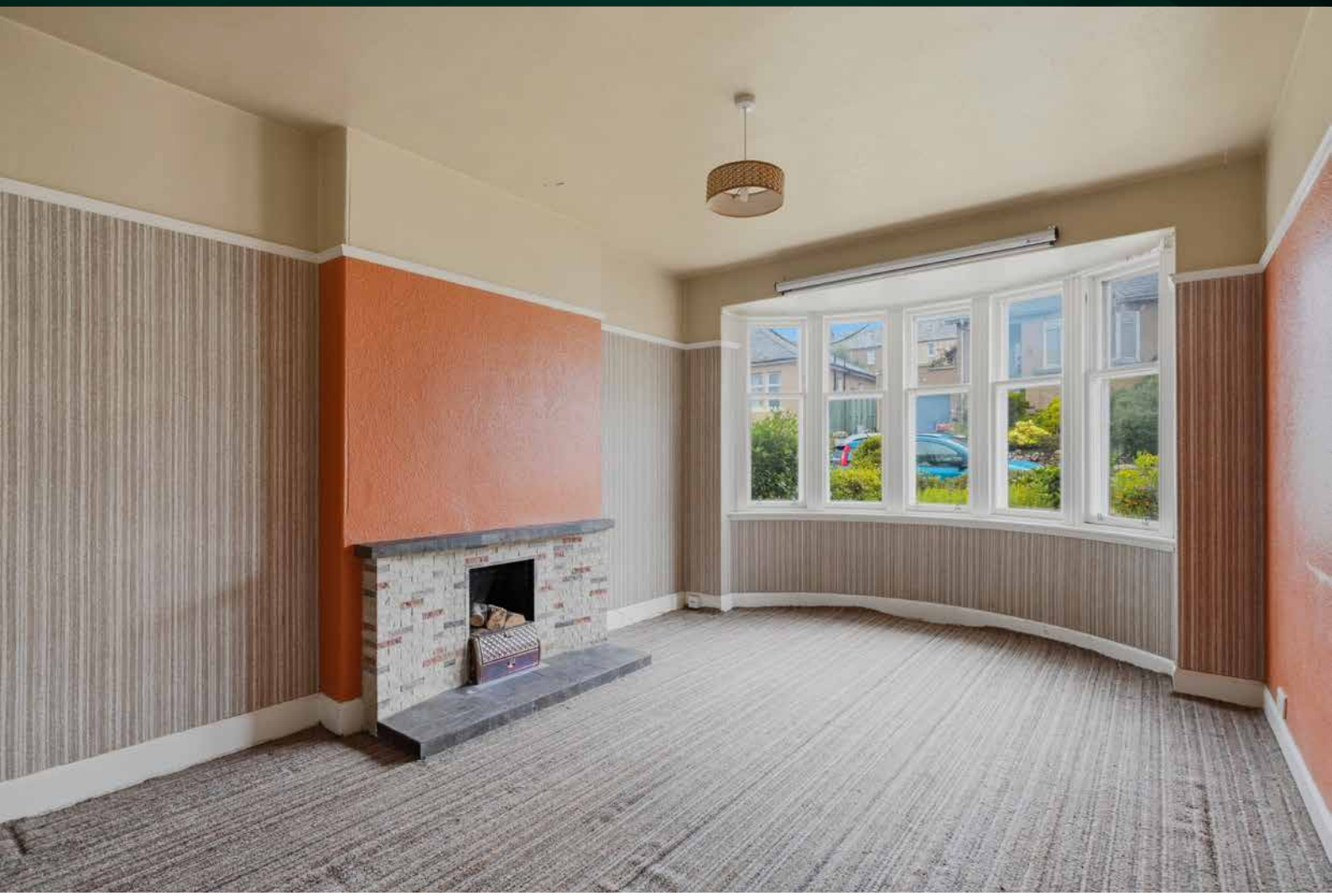
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Set in a desirable and sought-after part of Corstorphine, this semi-detached family home offers versatile living space, driveway plus free on-street parking, and a genuinely standout view down Corstorphine Hill. The property is in need of modernisation, but offers huge potential.

The property is approached via a driveway, leading to the front entrance, with a further side entrance providing convenient direct access into the kitchen. A garage sits at the end of the driveway, adjacent to the kitchen, and also opens directly into the rear garden, ideal for storage or additional utility space.

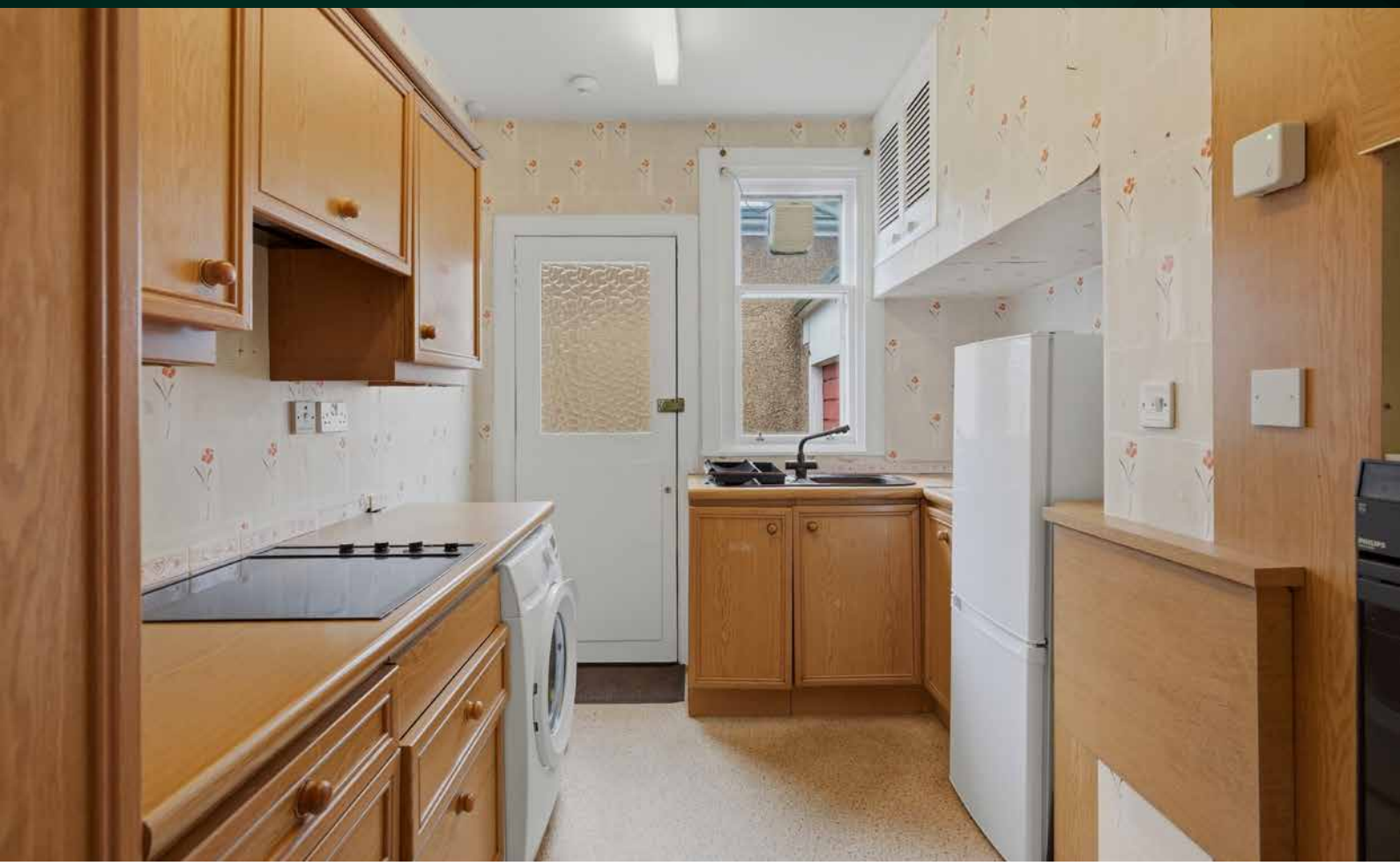
THE LIVING/DINING ROOM



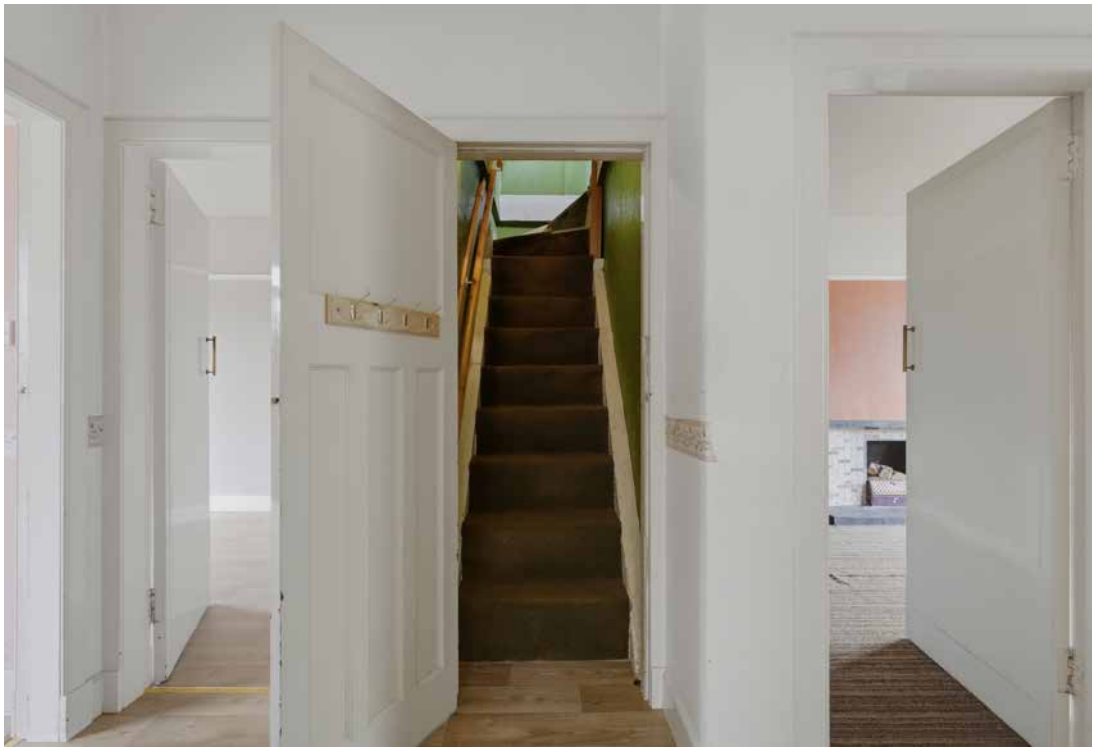


Inside, the living/dining room sits at the front of the house with a large bay window. The kitchen is a good size and benefits from a part-glazed door leading straight out to the driveway.

THE KITCHEN

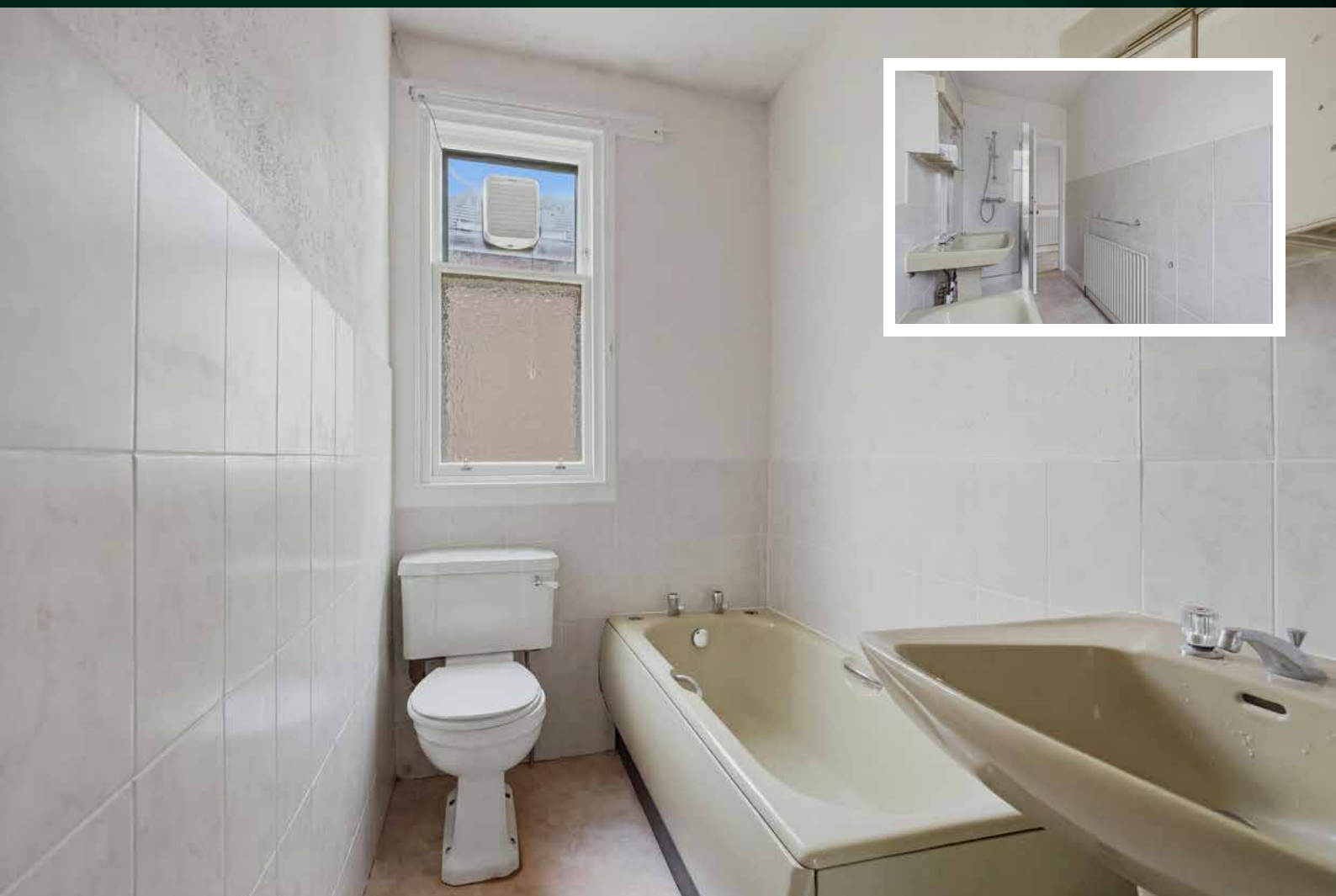






The property offers three double bedrooms, the third of which could equally serve as a sunny dining room. It has large glass doors framing an impressive view over the south-facing terraced garden and across the city. The bathroom has a window and an extractor fan. A staircase leads up to a generously proportioned converted attic with Velux windows.

THE BATHROOM



BEDROOM 1





BEDROOM 2





BEDROOM 3





THE ATTIC





Outside, the beautifully maintained and mature garden is a real asset, with well-stocked flower beds and a terrace at the top of the garden that takes full advantage of the property's incredible views, a lovely spot to sit and enjoy the outlook.

Combining flexible accommodation, off-road parking, and one of the area's most impressive views, this is a wonderful opportunity to acquire a home of real character and potential in Corstorphine.

EXTERNALS & VIEW





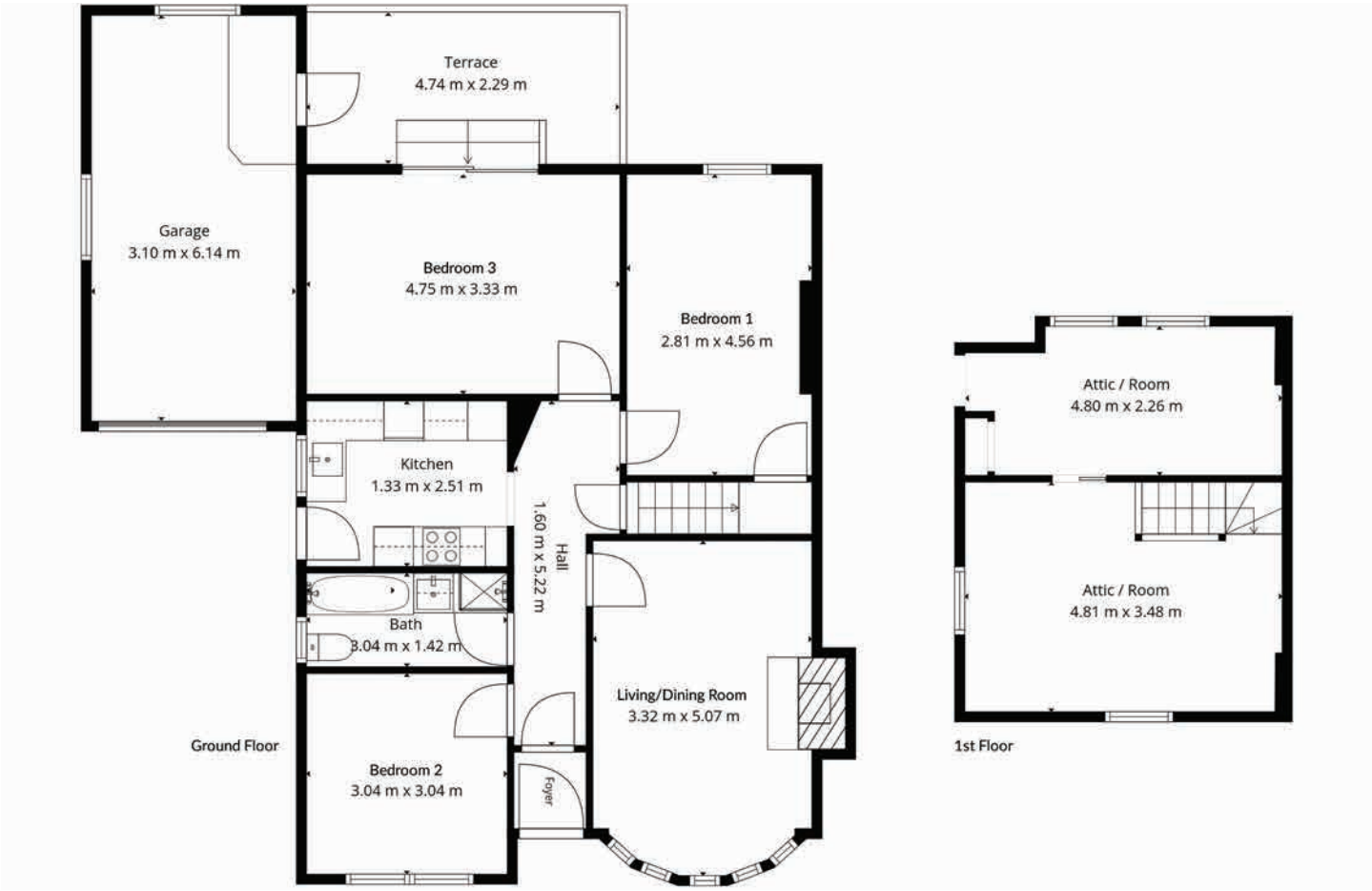






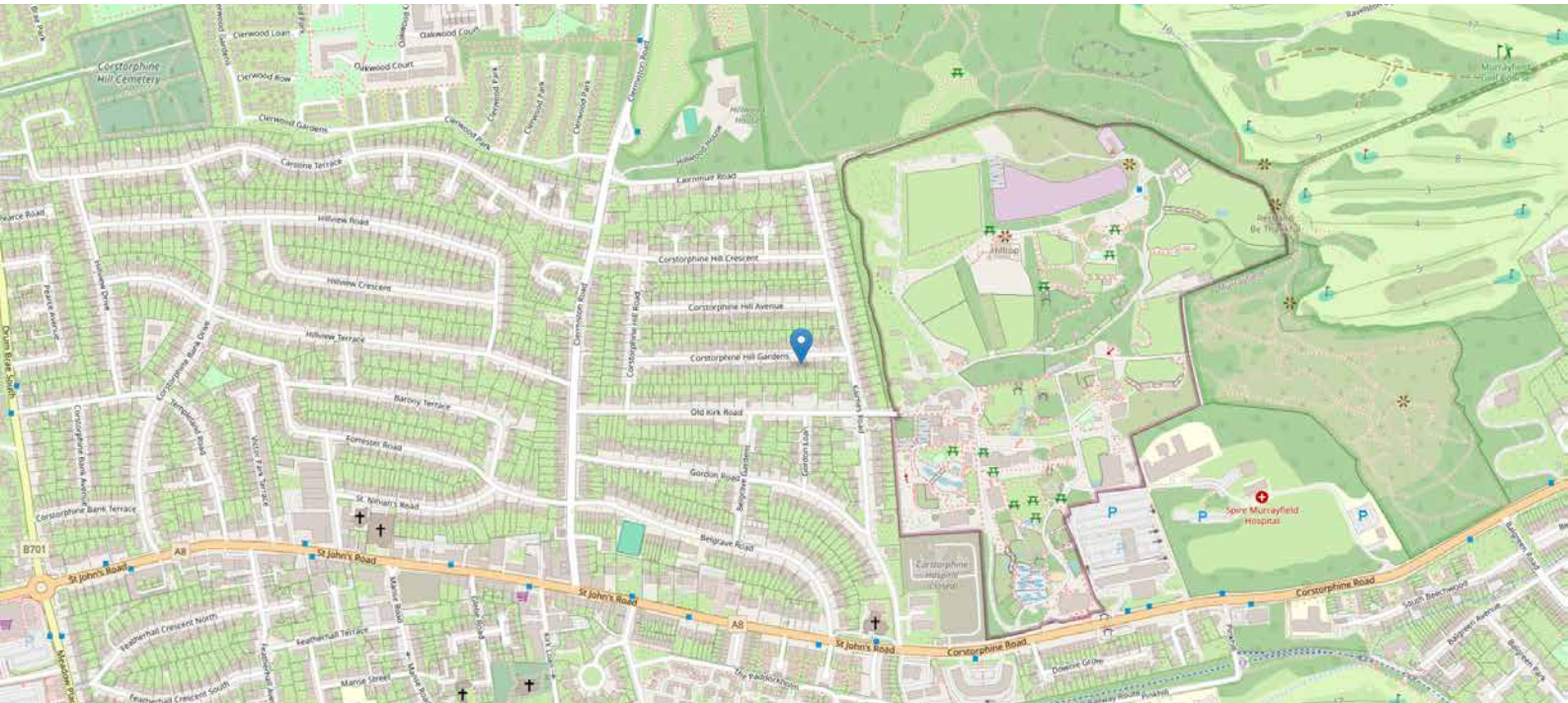


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 81m^2 | EPC Rating: C



THE LOCATION

Corstorphine is one of Edinburgh's most popular residential areas, offering a good mix of green space, local amenities, and easy access to the city centre. Bordered by Corstorphine Hill and its nature reserve, the area is well known for its outdoor appeal, with woodland walks and open parkland right on the doorstep.









The bustling Corstorphine High Street and St John's Road provide a wide range of shops, cafés, and restaurants, along with easy access to the Gyle Shopping Centre and Edinburgh Zoo. Excellent schooling options, including Corstorphine Primary School and St Augustine's High School, make the area particularly popular with families.

Transport links are strong, with regular bus services into the city centre, quick access to the City Bypass, and Edinburgh Airport just a short drive away, making Corstorphine an ideal base for both commuters and families alike.







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