

23 Traquair Park East Edinburgh EH12 7AP

Offers Over £475,000

- Large living room
- Galley kitchen fitted with a range of floor and wall units
- Dining room
- Three double bedrooms
- Fully tiled shower room fitted with two-piece suite
- Gas central heating and double glazing throughout
- Mature gardens to front and rear
- Off-street parking for three cars

Council Tax Band: F

Tenure: Freehold

Shared Ownership: No



1



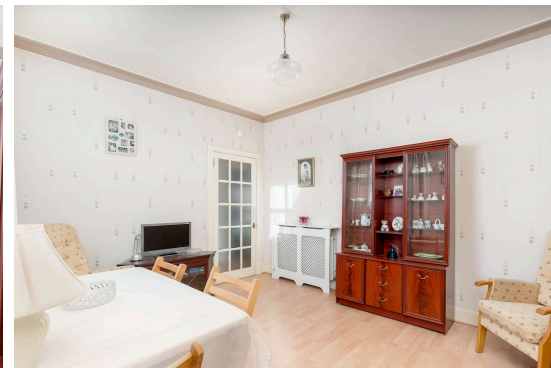
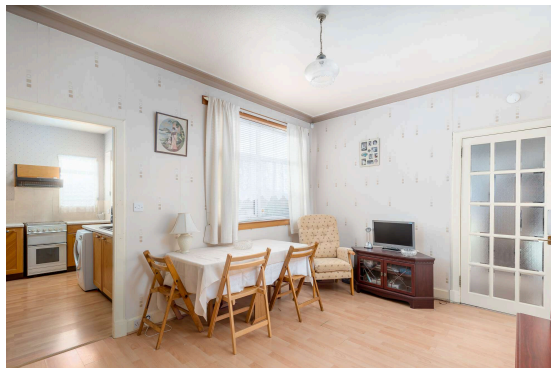
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EPC D



Semi-Detached

This three-bedroom semi-detached home, set on a corner plot in the sought-after area of Corstorphine, offers superb living space and excellent potential. With large rear gardens, the property is sure to appeal to many, and early viewing is highly recommended.

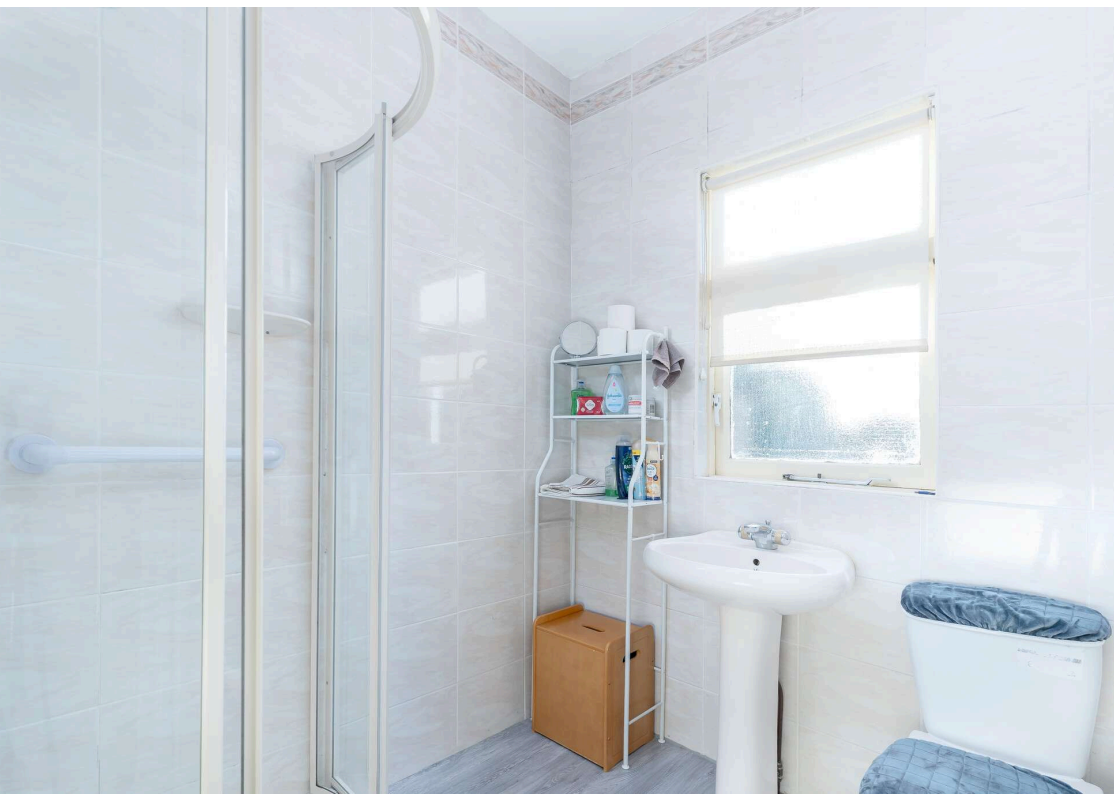
The accommodation comprises a large living room featuring a gas fireplace—an ideal space for hosting friends and family. The galley kitchen is fitted with a range of floor and wall-mounted units, with white goods included in the sale, and leads into a spacious dining room that provides the perfect area for entertaining. There are three double bedrooms, with the master bedroom featuring fitted wardrobes that offer ample storage space. The fully tiled shower room is fitted with a two-piece suite and an electric shower. The property further benefits from gas central heating and double glazing throughout. The hallway provides access to a large, mostly floored attic, offering excellent potential for extension, subject to the relevant planning permissions. A generous south-facing rear garden, laid mainly to lawn with mature flower beds, provides a wonderful space for both further development and hosting summer events. Off-street parking for at least three cars is available via the driveway.

Please Note: No warranties are given for systems or appliances.

Set to the north of Edinburgh's city centre, Corstorphine is a highly sought-after residential area known for its vibrant community feel and excellent amenities. A wide selection of shops, cafes, and services can be found in Corstorphine Village, with further retail opportunities at The Gyle Shopping Centre nearby. Recreational facilities abound, including David Lloyd Leisure, Drum Brae Leisure Centre, and a variety of local bars and restaurants. Outdoor enthusiasts will appreciate the proximity to Corstorphine Hill Nature Reserve, Carrick Knowe Golf Course, the Water of Leith Walkway, and Edinburgh Zoo. Corstorphine is exceptionally well connected, with frequent public transport services providing swift access to the city centre and beyond. The City Bypass and major motorway networks are easily accessible, as are South Gyle and Haymarket railway stations. Edinburgh Airport is just a short drive away, making this location ideal for commuters and frequent travellers alike.

Viewing by appointment on 0131 337 1800

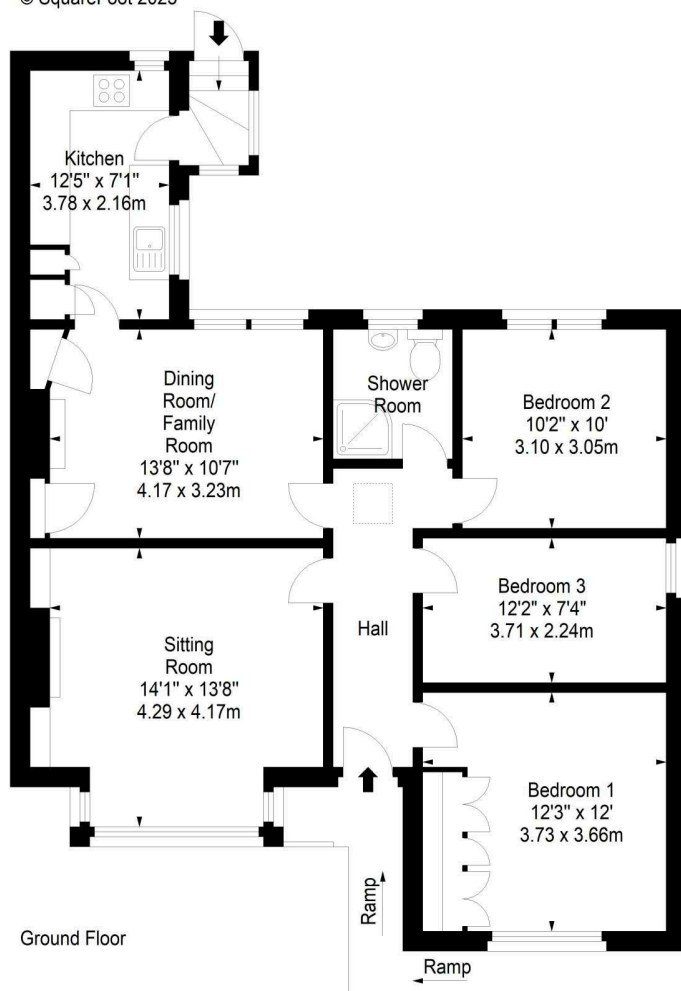




**Traquair Park East,
Edinburgh,
Midlothian, EH12 7AP**



Approx. Gross Internal Area
943 Sq Ft - 87.60 Sq M
For identification only. Not to scale.
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