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ESTATE AGENTS

26 Burnbrae, EDINBURGH, EH12 8UB

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Impressive Detached Family Home with Generous Living Space and Expansive Gardens

This attractive and well-proportioned detached residence offers over 200 sqm of flexible living accommodation, set within beautifully maintained, mature gardens. The property features a desirable south-facing rear garden, two private driveways, and an integrated garage, making it ideal for modern family living.

Boasting gas central heating and excellent potential throughout, this substantial home is perfectly suited to families seeking space, comfort, and convenience. There are also solar panels, which help reduce the monthly costs.

Accommodation comprises:

- Welcoming Entrance Vestibule
- Bright and Spacious Hallway
- Generous Living Room with full height sliding patio doors, flooding the space with natural light and offering direct garden access
- Well-appointed Breakfasting Kitchen featuring a range of wall and base units, laminate worktops, and integrated appliances including an electric hob, fan oven, and dishwasher
- Rear Hall providing additional garden access and leading to a practical Utility Room
- Downstairs double bedroom



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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We offer free market appraisals on request

- Flexible Dining Room/ Double bedroom - with dedicated study area
- Upper Landing with excellent built-in storage and access to the attic
- Modern Shower Room
- Principal Bedroom with stylish En-Suite Shower Room
- Two further well-proportioned Bedrooms
- Family Bathroom
- This exceptional property combines space, functionality, and future potential in a highly desirable setting - a wonderful opportunity to create your perfect family home.

Outside & Gardens

Landscaped rear garden with south facing aspect and with a vegetable garden and borders. There are two driveways and an attached garage with up and over door, power and lighting.

Location

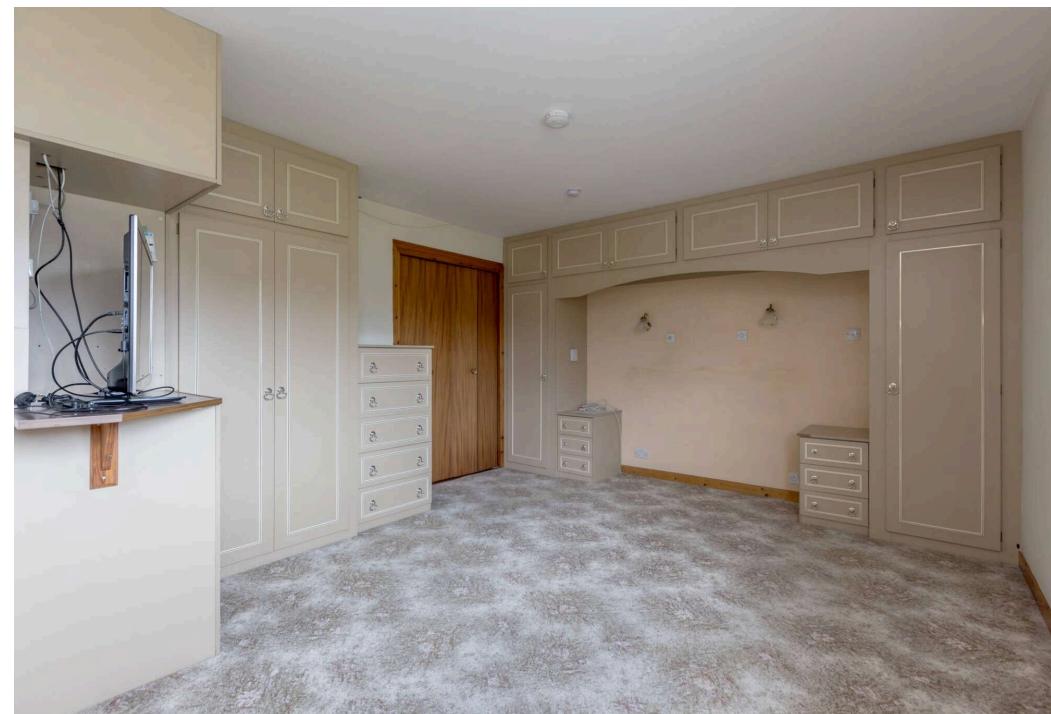
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at East Craigs with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include Drum Brae Leisure Centre, the David Lloyd Leisure club and Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for East Craigs Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

Extras

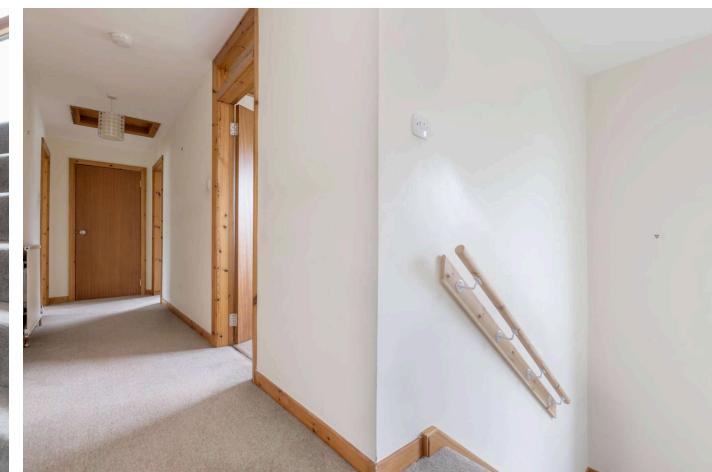
The fixed floor coverings, blinds, curtains, light fittings and the kitchen appliances are included in the sale. As the property forms part of an estate, all warranties are excluded.

Council Tax - Band G









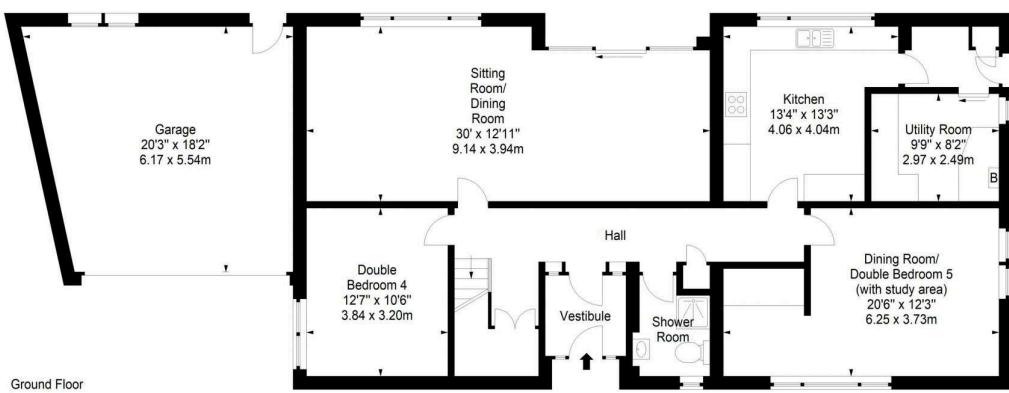
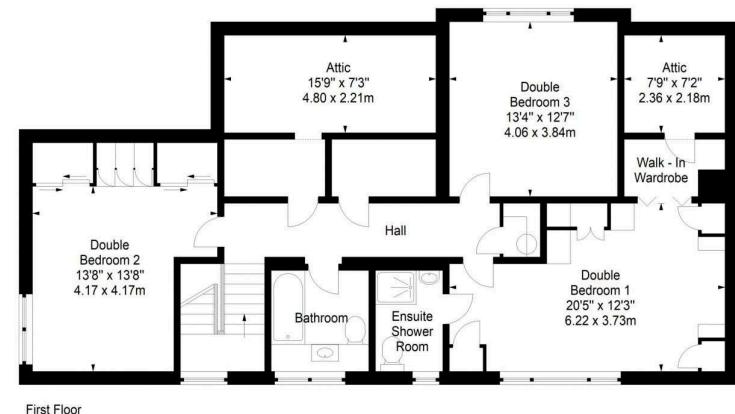




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Approx. Gross Internal Area
2489 Sq Ft - 231.23 Sq M
Garage
Approx. Gross Internal Area
333 Sq Ft - 30.94 Sq M
For identification only. Not to scale.
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Offers can be submitted in writing, fax or email:

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