



59 Ladywell Avenue

CORSTORPHINE | EDINBURGH | EH12 7LL



MURRAY
BEITH
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59 Ladywell Avenue is a well-presented semi-detached family home forming part of a small 5-property courtyard development located in the vibrant and cosmopolitan area of Corstorphine. This contemporary and spacious property boasts a separate garage, landscaped grounds and stand-alone summerhouse in the garden.

Welcoming and spacious hall with deep under-stair cupboard; bright and generously proportioned living room / dining room with a dual aspect; kitchen with ample floor standing and wall mounted units and integrated appliances; shower room with a contemporary three-piece suite; double bedroom 1; double bedroom 2; double bedroom 3; family bathroom with a white three-piece suit comprising WC, wash hand basin and bath with shower over.

Gardens to the front and rear, summerhouse.

Garage with up-and-over door. Unrestricted on-street parking.

Integrated appliances include fridge freezer, double oven, five-ring gas hob, washing machine and dishwasher.

Double glazing, gas central heating.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".



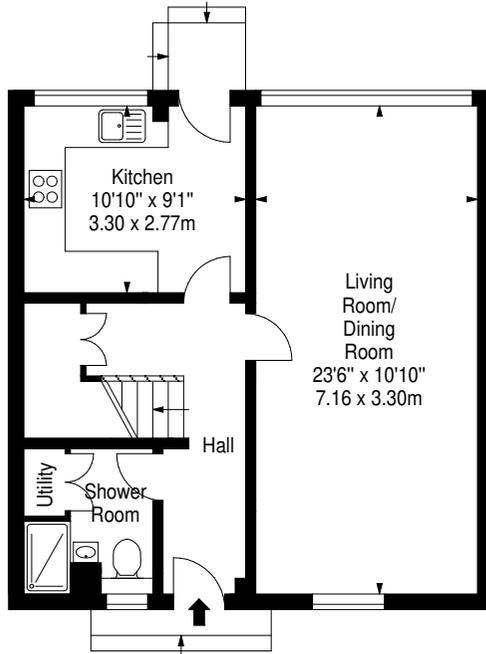
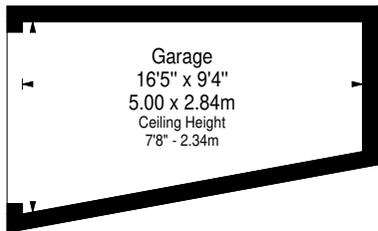
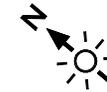
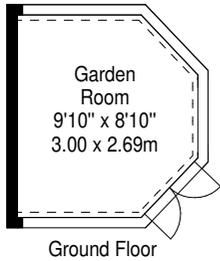


**Ladywell Avenue,
Edinburgh,
Midlothian, EH12 7LL**

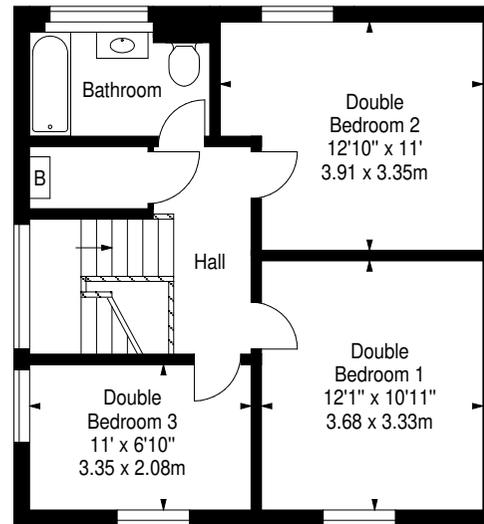


Approx. Gross Internal Area
1034 Sq Ft - 96.06 Sq M
Garage

Approx. Gross Internal Area
127 Sq Ft - 11.80 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

Location

Corstorphine area of Edinburgh lies to the west of the City Centre. This is a popular residential area retaining a great village atmosphere with a vibrant high street and host of local amenities. Further shopping is to be found at the Gyle Shopping Centre and a Tesco Superstore is located nearby. Leisure and recreational facilities include Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo. Pleasant walks can be enjoyed up Corstorphine Hill with wonderful views across the city and on the seafront at picturesque Cramond with its coastal atmosphere. For the golf enthusiast Turnhouse, Murrayfield and Carrick Knowe courses are all within short distance. Buses run regularly to and from the city centre and surrounding areas. Edinburgh International Airport, the City Bypass and the major road networks of Central Scotland are all easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.