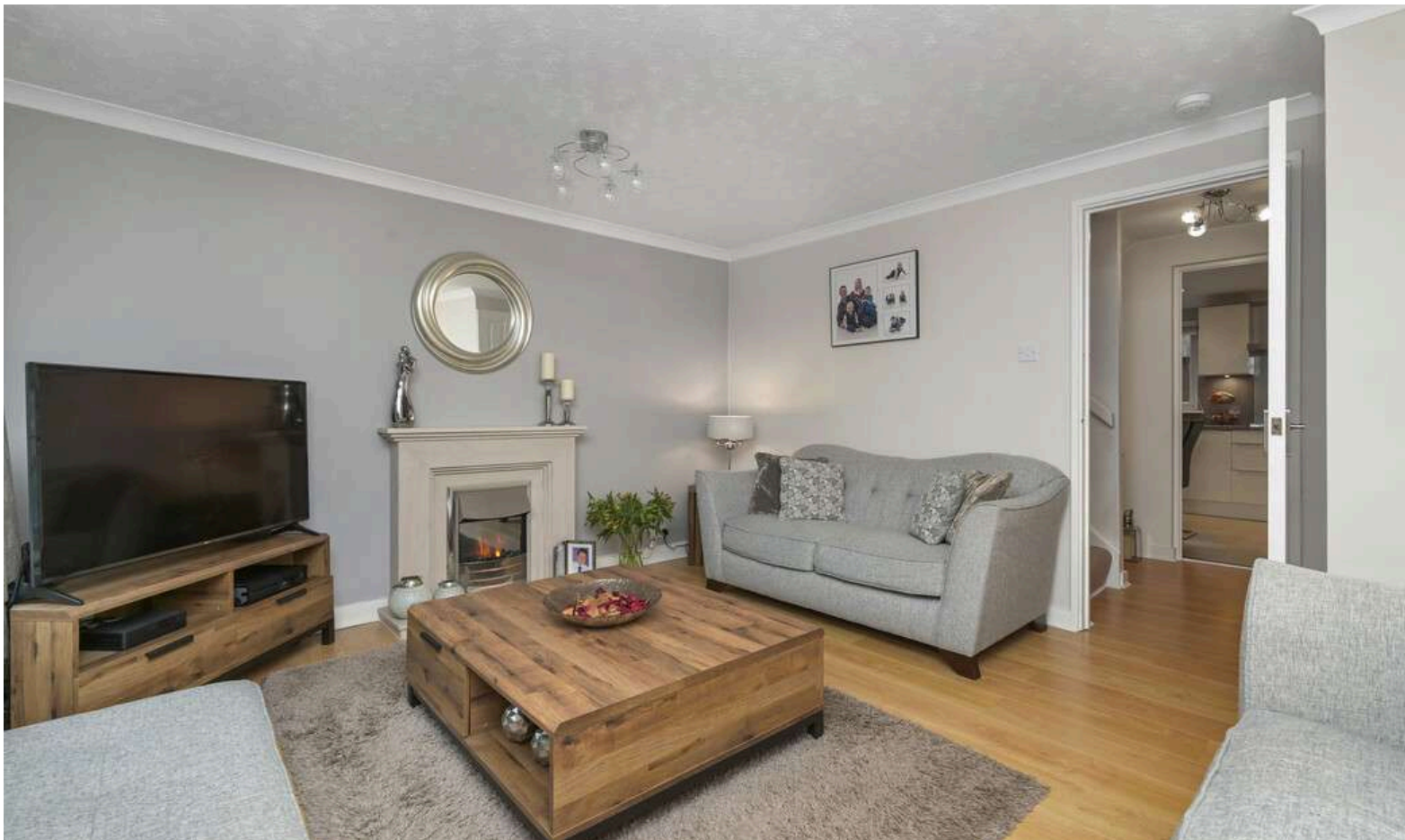




31 Mearenside, EDINBURGH, EH12 8UQ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Stylish and exceptionally spacious three bedroom terraced villa with private gardens, conservatory and separate detached garage, forming part of a mature, well-established modern development in Edinburgh.

Beautifully presented throughout, this generous family home includes spacious lounge leading to conservatory, which gives direct access to a charming back garden with patio. The contemporary, modern kitchen accommodates a dining table and seating area with ease and the ground floor accommodation is completed by a useful WC and large Box Room / Home Office with built-in shelving.

On the upper floor are three bedrooms and the family bathroom. This home would make a wonderful purchase for a professional, couple or family and viewing is a must.



## Location

Mearenside is a small cul-de-sac situated just off the Maybury Road in the established Corstorphine area of Edinburgh.

## Extras

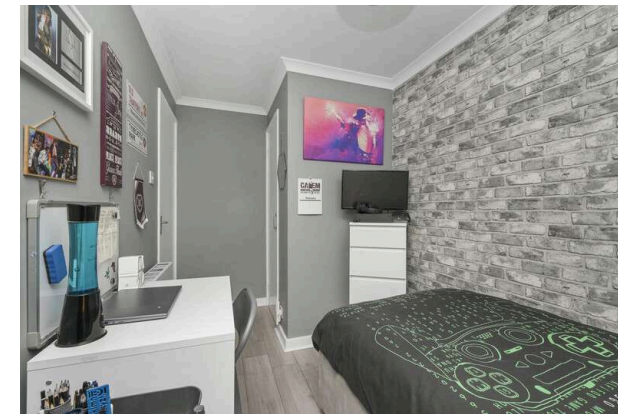
Kitchen appliances include induction hob, oven, extractor hood, fridge freezer, and wine cooler fridge.

## Price & Viewing

Offers over £315,000. Viewing by appointment. Call 07884 247419.

EPC Band - C

Council Tax - E



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[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

