



Solicitors & Estate Agents











Offers Over

£215,000

34/8 Meadow Place Road

Corstorphine | Edinburgh | EH12 7RY

A fantastic opportunity has arisen to acquire this well-proportioned two bedroom first floor flat forming part of an established residential development in Corstorphine, nearby excellent amenities and transport links. With an allocated parking space and well-kept communal grounds, the property would suit a variety of purchasers from first-time buyers to investors as well as those looking to downsize. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Communal gardens
-  Allocated parking space
-  Passenger lift
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is presented in a move-in condition while briefly comprising of; inviting entrance hallway with storage provisions, bright and spacious lounge/diner with a lovely corner bay window with a leafy outlook, fully-fitted kitchen with a range of integrated white goods with tiling in splash areas and under-unit lighting, first generously-proportioned double bedroom with integrated wardrobes with sliding mirrored doors and ample space for freestanding furniture, second good sized double bedroom with room for different configurations, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a passenger lift in the building for ease of access, secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £106 per calendar month.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The development benefits from well-maintained communal grounds managed by the factors and for the car owner, there is an allocated parking space as well on-street parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





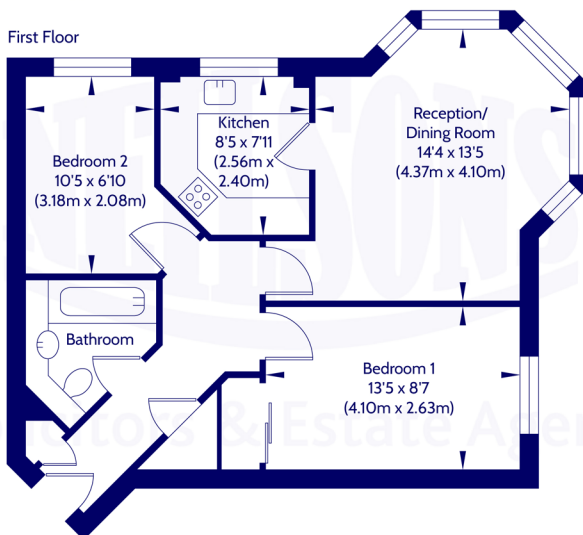
Location

The property is located in the highly sought after Corstorphine area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre. Excellent shopping facilities can be found close by which include a Tesco Extra Superstore and Lidl Supermarket along with a good selection of local shops, banks, beauty salons, cafes and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre, Edinburgh Airport and surrounding areas.





Approx. Gross Internal Floor Area 54.05 Sq M / 582 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

