



32/13 Meadow Place Road
Corstorphine, Edinburgh, EH12 7RY



VMH SOLICITORS



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Meadow Place Road

Attractively presented and well proportioned Second Floor Flat which forms part of this modern yet mature residential development in the Corstorphine.

- Reception hall
- Living/dining room
- Fitted kitchen
- 2 Bedroom
- Bathroom
- Gas central heating
- Double glazing
- Landscaped communal grounds
- Allocated residents parking



Home Report: £215,000

EPC Rating: C

The flat is entered off a well-kept common stairway with security entry-phone system and passenger lift and offers accommodation comprising reception hall, lounge/dining room with large double glazed corner bay window, fitted kitchen, two bedrooms and bathroom with shower over bath. There is gas central heating and double glazed window units, with a flood of natural light in the earlier part of the day.

The development is set within well maintained areas of landscaped communal garden ground and there is allocated residents parking.

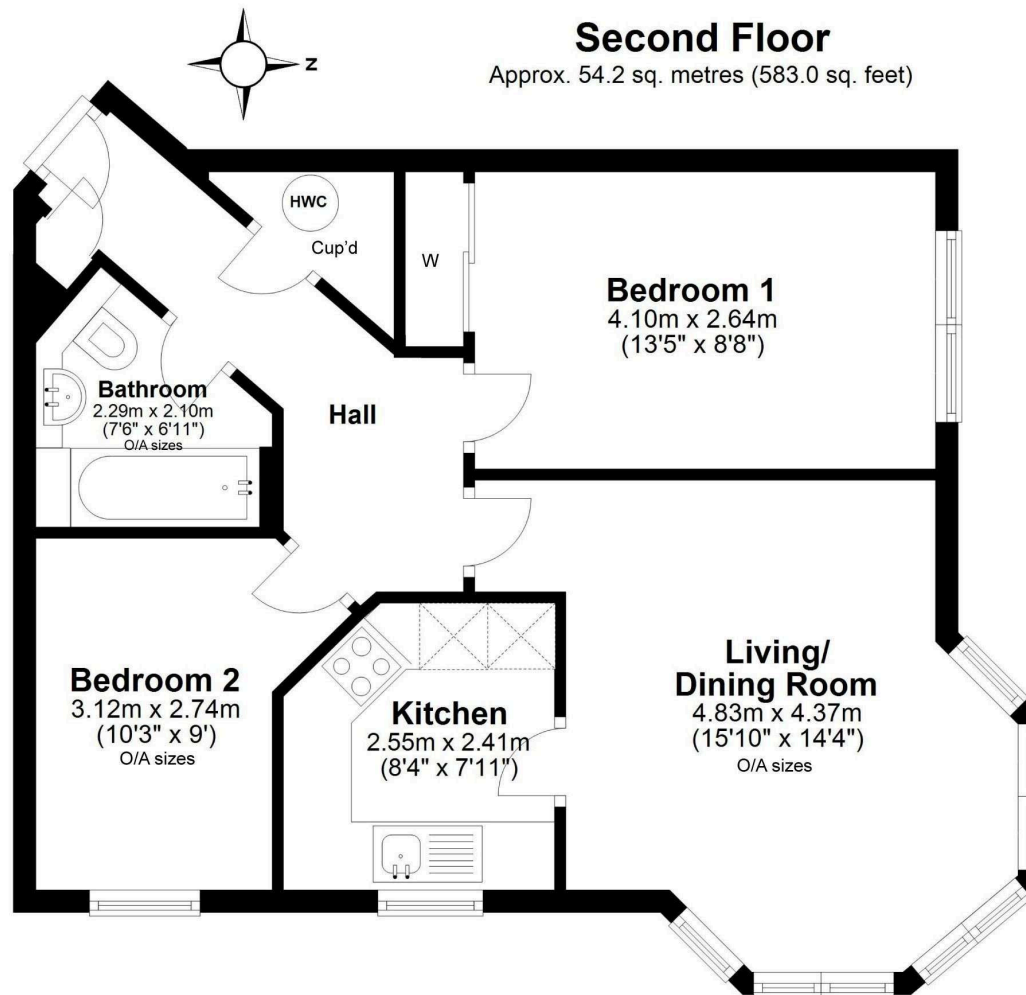
It is anticipated that this will prove to be of particular interest to the first time buyer, professional couple or investor and early viewing is higher recommended to fully appreciate what is on offer.

Factor: The development is factored by Spiers & Gumley with the current fee being approximately £112 per month. This covers the costs incurred for the maintenance and upkeep of the communal areas and the block buildings insurance.



Corstorphine offers a range of shops, banks, salons and restaurants, as well as larger retail outlets, such as a 24 hour Tesco and Co-op; the Gyle is within easy reach. Nearby, Corstorphine Hill is the ideal for stroll, offering views over the city. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. The City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport are nearby. A regular bus service provides quick and easy access to the City Centre and the South Gyle railway station offers links to Edinburgh's Waverly Station, Glasgow and beyond.

Extras: to include all fitted carpets and fitted floor coverings, fridge/freezer, dishwasher, washing machine, microwave, oven, and hob. No warranties or guarantees will be given in relation to the appliances.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.