










Offers Over

£495,000

24 Meadowhouse Road

Corstorphine | Edinburgh | EH12 7HP

A well presented, semi-detached converted bungalow located in an attractive residential street in the popular district of Corstorphine. Within easy reach of the City Centre and close to excellent local amenities and transport links, this property offers fantastic family accommodation in a desirable location and early viewing is recommended.

-  4 bedrooms
-  1 public room
-  2 bathrooms
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band- F



Description

In move in condition, the accommodation is laid out over two levels. You enter an entrance vestibule and welcoming hallway, which in turn leads to the bright lounge with lovely bay window, electric fire and fireplace, and shelved recess with storage underneath. A dining kitchen lies to the rear of the property with a range of wall and base units and co-ordinated worktops, and a French door to the rear garden. A useful utility room offers further storage including an understairs cupboard, a pulley and also provides access to the garden. There are two double bedrooms (one is currently used as a family room) and a family bathroom with shower over the bath.

Moving upstairs, there is the principal bedroom with built in wardrobe space and an en-suite shower room with overhead rainfall shower, and a further bedroom.

The property further benefits from gas central heating (with a new boiler being fitted in 2022) and double glazing.



Extras

All fixtures and fittings are included in the sale along with the 5 ring gas hob and double oven/microwave, fridge/freezer, dishwasher, washing machine, greenhouse and children's outdoor playhouse.

Gardens & Parking

A neat front garden welcomes you to the property and to the rear is a delightful south facing garden, mainly laid to lawn with raised flower beds and a patio area offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. There is a detached garage with power and light, and a driveway offering off street parking, with unrestricted on street parking also available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

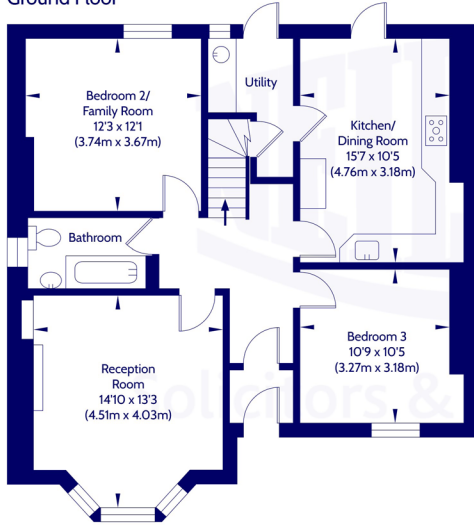
Meadowhouse Road is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.



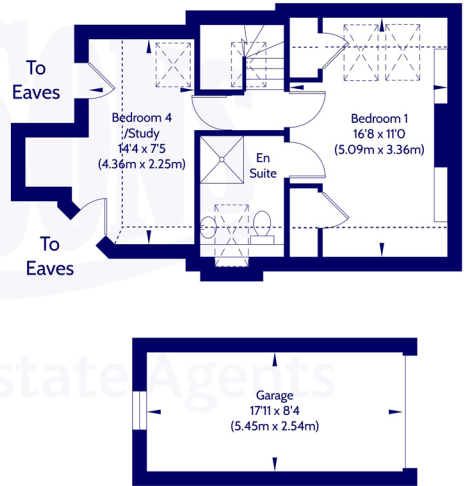


Approx. Gross Internal Floor Area 107.34 Sq M / 1156 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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