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ESTATE AGENTS

6 Meadowhouse Road, Edinburgh, EH12 7HP

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Description

Beautifully presented, modern four-bedroom semi-detached house which is in excellent order and benefits from a large monoblocked private driveway and sunny rear garden with south facing aspect. Built in 2007, it benefits from modern building standards which includes higher insulation values. It also has double glazing and gas central heating.

The generous family accommodation comprises:

- Vestibule
- Entrance hall with storage cupboard beneath the stairs and further cupboard with coat hooks
- Generous living room with electric fire with marble hearth, oak style flooring and sliding patio doors to the rear garden
- Modern kitchen / dining room with cream shaker style units with laminate worktops, tiled splash back, inset stainless steel sink and appliances including range cooker, extractor hood, fridge freezer and dishwasher
- Utility room with further storage units, wash basin and space for washer and dryer. It also houses the Vaillant system boiler.
- Dining room / bedroom 4 with oak style flooring
- Good sized downstairs double bedroom with built-in wardrobes
- Downstairs WC with wash basin
- Master bedroom with built-in wardrobes and en-suite shower room with WC, wash basin, separate shower enclosure and bath
- Rear facing double bedroom with built-in wardrobes and storage cupboard within the eaves, pleasant views and southerly aspect



 **VIEWING DETAILS**
Please call DMD Law 0131 316 4666
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 **EPC RATING**
C



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- Family bathroom fitted with a four piece suite including bath, separate shower enclosure, WC and heated towel rail
- Upstairs landing with cupboard housing the pressurised water cylinder

Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large Tesco extra, Lidl plus and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include the David Lloyd Leisure, St Margaret's Park and pleasant walks and cycling routes along the old railway line. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. There are well-regarded schools in the vicinity in both the state and private sectors.

Outside and Gardens

There is a well tended mature private garden to the rear of the property which is mostly laid to lawn and has a decked patio area. The front garden is monoblocked providing a driveway for two cars and is designed for low maintenance.

Extras

The fixed floor coverings, curtains, kitchen appliances and light fittings (excluding the dining room) are included in the sale.

Council tax - Band F



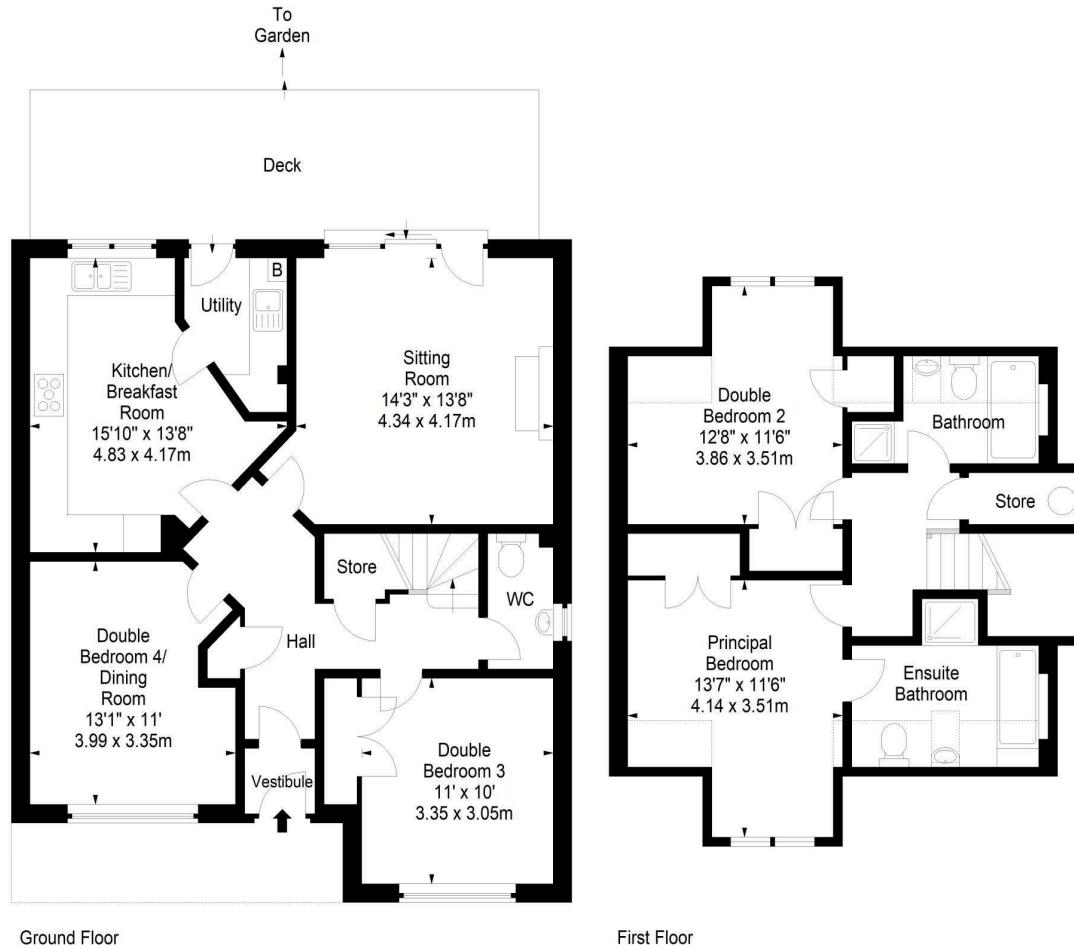




Meadowhouse Road,
Edinburgh,
Midlothian, EH12 7HP



Approx. Gross Internal Area
1428 Sq Ft - 132.66 Sq M
For identification only. Not to scale.
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Offers can be submitted in writing, fax or email:
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