



32/8 Meadow Place Road
Corstorphine
Edinburgh
EH12 7RY







This is an attractive first floor flat situated within a small modern development by Cala Homes and located in a popular residential district. Meadow Place Road lies to the west of the City Centre, local amenities include schools and a large Tesco supermarket close by. There are further excellent shopping facilities available both at The Gyle Shopping Centre and locally in Corstorphine. The schools in the area are highly regarded with Corstorphine Primary School located very close by.

The property is also in easy commuting distance of Edinburgh Park, one of Edinburgh's most prestigious business centres. Leisure facilities are well catered for with The David Lloyd Leisure Centre just a short distance away and several excellent golf courses in the area including Bruntsfield, Royal Burgess and Turnhouse golf courses.

There are regular bus services running nearby, with greenways to the City Centre. The property is also convenient for access to the airport, the city bypass and the major motorway networks.

Internally the property is in good decorative order throughout and benefits from double glazing, gas central heating and good storage facilities. All fitted carpets, curtains and blinds are included in the sale together with the integrated kitchen appliances, other items may be available through separate negotiation.

Well maintained landscaped gardens. Allocated private parking space.

PROPERTY DETAILS

- Welcoming entrance hallway with meters cupboard. Additional cupboard housing water tank. Entryphone handset.
- Bright Lounge with corner bay with open outlook. Space for good sized dining table and chairs.
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven, microwave and hood. Ample work surfaces with stainless steel sink with drainer and tiled splashback. The integrated washing machine, dishwasher and fridge / freezer are included in the sale.
- Master Bedroom with window to side with open outlook. Built-in wardrobe provides ample storage space.
- Second Bedroom with window to front. Built-in wardrobe with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and shower screen, inset wash hand basin with cupboard below and WC. Mirror. Shaver point.



Viewing by appointment on 0131 524 3800



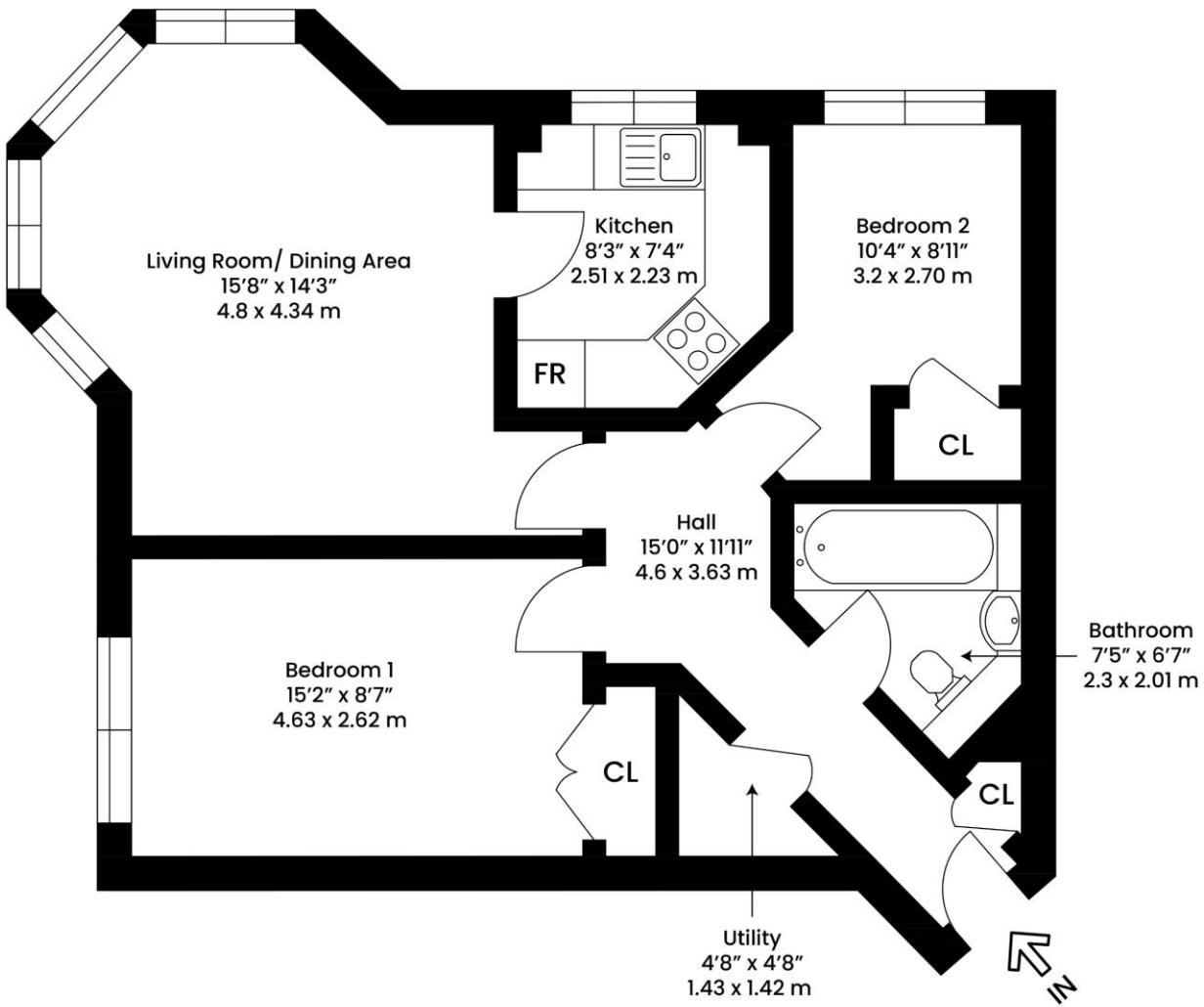


EXTERNAL

The property is set in attractive and well-maintained communal grounds with lawns bordered with an attractive array of established plants, shrubs and trees.

Private residents parking with allocated parking space.

- Energy Efficiency Rating - C
- Council Tax Band - E



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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