



Solicitors & Estate Agents










Offers Over

£240,000

40/4 Meadow Place Road

Corstorphine | Edinburgh | EH12 7RY

This generously proportioned and bright first floor flat with allocated parking space, forms part of an established residential development in Corstorphine, with excellent amenities and transport links on your doorstep. The property would suit a variety of buyers and internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Communal gardens
-  Allocated parking space
-  EPC Band - B
-  Council Tax Band - E



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining pleasantly overlooking the communal garden grounds, stylish fitted kitchen with ample space for dining table/ chairs, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, second good sized double bedroom with fitted storage and attractive bathroom with three-piece suite and shower over bath.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen.

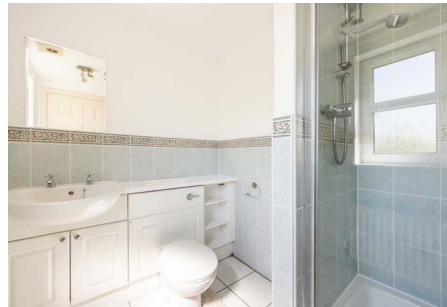
Gardens and Parking

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.

The development is factored by Spiers & Gumley and is approximately £135 per month.

Viewing

By appointment through Neilsons 0131 625 2222.





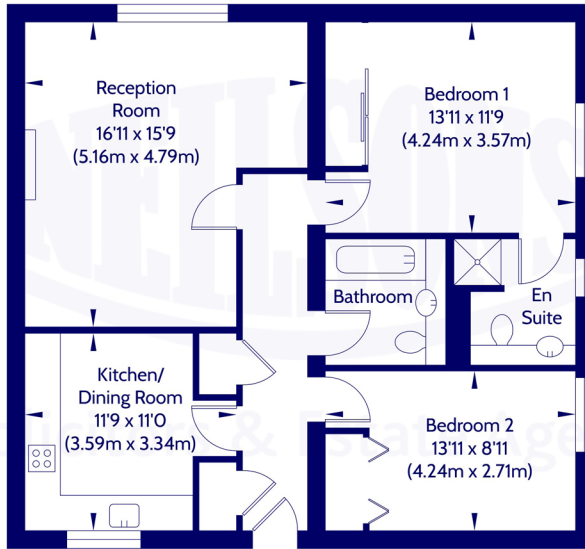
Location

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 80.31 Sq M / 865 Sq Ft.



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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