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Offers Over

£650,000

72 Meadowhouse Road

Corstorphine | Edinburgh | EH12 7HS

An exceptionally appealing detached bungalow which has been upgraded and modernised to a superb standard throughout and offers highly flexible family living in the capital's desirable Corstorphine area.

-  5 bedrooms
-  2 public rooms
-  2 bathrooms
-  Driveway
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band - G



Description

The internal accommodation briefly comprises: entrance vestibule leading in to the main hallway, reception room with attractive wood flooring, focal living flame gas fire and doors leading out to the rear garden, semi open to a generously proportioned family dining kitchen with bifold doors opening on to a paved seating area, and with ample space for a dining table and chairs, well equipped kitchen which has been fitted with a variety of sleek contemporary units/contrasting worktops, with central breakfasting island and an assortment of quality integrated appliances, and utility room. The ground floor concludes with three substantial double bedrooms, and a luxury family bathroom with sleek three piece white suite, tiling to splash areas and over-bath drench shower/splash screen.

On the upper floor is a generously sized principal bedroom which enjoys a bright southerly facing aspect over the rear garden, a further smaller bedroom which would work well as a home office or children's bedroom, and finally a stylish bathroom with tiling to walls and floor, sink with storage, bath and mains shower enclosure.



Extras

All fitted carpets, blinds, light fittings, fixtures, integrated appliances and white goods will be included.

Gardens and Driveway

To the front of the house is a neat lawned garden, bordered by mature hedgerow, together with a driveway to the side, providing excellent off-street parking. Undoubtedly one of the standout features of this wonderful home is the substantial private garden located to the rear. Comprising well maintained lawn, mature hedgerow/trees and a paved seating area, the garden enjoys a bright southerly facing aspect, offering a safe space for all the family to enjoy all year round.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is located in the popular 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 superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park 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 175.89 Sq M / 1893 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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- [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.



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