



# 40/6 Meadow Place Road

Corstorphine, Edinburgh, EH12 7RY



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## 2 bedroom top floor flat within a modern development close to amenities.

- Sitting room
- Kitchen/breakfast room
- Principal bedroom with en-suite
- Second double bedroom
- Bathroom
- Gas central heating & double glazing
- Modern factored development
- Secure entryphone system
- Residents' parking
- Excellent location close to amenities



**Fixed Price: £250,000**

**EPC Rating: C**

**Council Tax: F**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

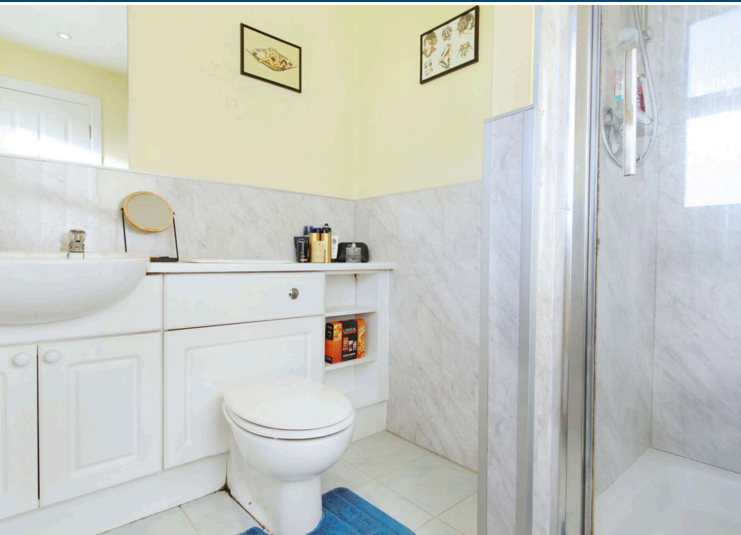
Forming part of a modern Cala development, this 2 bedroom top floor flat is in a prime position in the heart of Corstorphine. The property is bright and spacious, enjoying a quiet outlook to the rear of the building and views towards the Pentland Hills. Further benefits include built-in wardrobes within both bedrooms, attic storage space, gas central heating, double glazing, secure entryphone system and an allocated parking space.

## Management

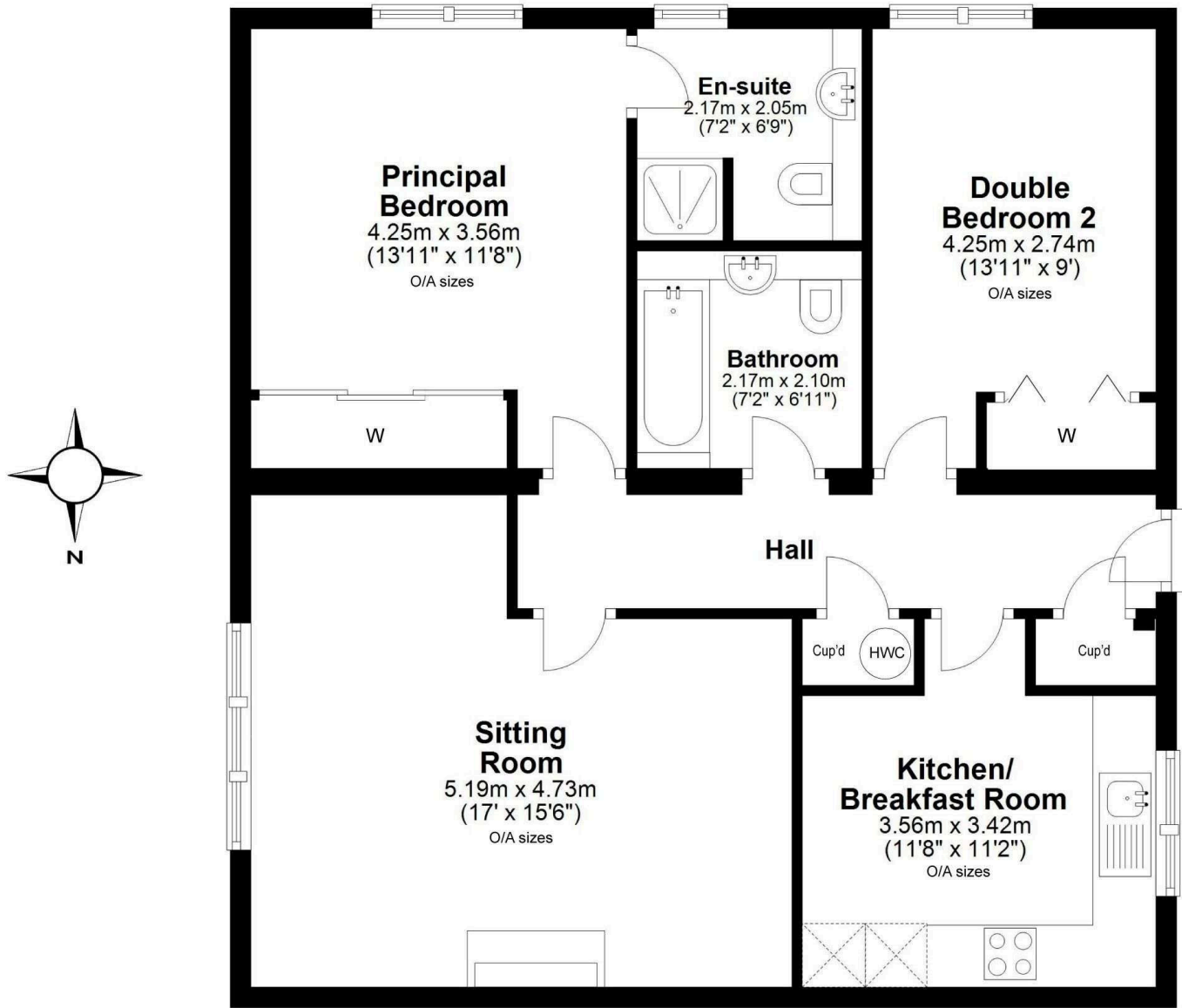
The development is factored by Spiers & Gumley with the current fee being approximately £134 per month. This covers the costs incurred for the maintenance and upkeep of the communal areas and the block buildings insurance.

## Extras

To include all fitted floor coverings, blinds, oven, hob, washing machine and dishwasher.



# Floor Plan



Second Floor

# Location

The historic area of Corstorphine lies within easy reach of the city centre and is renowned for its tree lined streets and green open spaces. There are many excellent amenities close at hand including several sports clubs, golf courses at Ravelston and Murrayfield and of course the Murrayfield Stadium and Ice Rink. Schooling is well represented in both the state and private sectors. The excellent local amenities of the West End and the city centre are within a short bus ride and Haymarket Station is within easy reach and offers access to Glasgow and the North of Scotland. For shopping requirements there are a good range of local shops on Corstorphine High Street, a large Tesco Extra superstore just off Glasgow Road and the Gyle Shopping Centre is only a short drive away. There is convenient road access westwards towards the city bypass, Edinburgh International Airport and the motorway links to the North, South and West.





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**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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