



77 Meadowhouse Road
Edinburgh, EH12 7HR

Foyer/Hallway
Open-plan Lounge/Dining Room
Fitted Kitchen
4 Double Bedrooms
2 Bathrooms
Ample Storage
Gas Central Heating & Double Glazing Throughout
Private Front & Rear Gardens
Private Driveway
Single Garage to the Rear
EPC: D
Council Tax Band: G

A well-presented, detached converted bungalow with four bedrooms located in an attractive residential street in the popular district of Corstorphine. Within easy reach of the City Centre and close to excellent local amenities and transport links, this property offers fantastic family accommodation in a desirable location with beautiful front and rear private gardens as well as a driveway. The property has been a much loved family home for over 40 years and now offers new owners the potential to create the home of their dreams.

The property comprises; Welcoming entrance vestibule and hallway with traditional wooden floors. Generously proportioned open plan living area which curves round the rear of the property providing ample space for free-standing furniture including a large dining table. The floor has been reinforced to cater for the beautiful maple table which can be left in the property upon negotiation. The space also includes an electric fireplace and is naturally lit by the south-facing full-length glass sliding doors which lead to, and provide a lovely outlook to the rear garden. The dining area leads into the modern fitted kitchen which benefits from two storage/utility cupboards, a sizeable breakfast bar, and base and wall-units providing ample worktop space and storage and integrated appliances including fridge, freezer, electric oven, microwave, washing machine and dishwasher. Also downstairs is three double bedrooms, one of which boasts sizable built-in wardrobes. The other bedrooms offer flexibility and could also make excellent home offices. Finishing the downstairs is a contemporary family bathroom consisting of a large walk-in shower fitted with a handrail, a WC, a wash basin and a heated towel rail.

A carpeted staircase from the lounge area leads up to the converted attic which now consists of an excellent master bedroom boasting dual aspect views of Corstorphine Hill and the Pentland Hills, and en-suite shower room, a sizeable storage room/walk-in wardrobe and a generous amount of eaves space for further storage. The property benefits from gas central heating and double glazing throughout, ensuring a comfortable living environment all year round.

Externally, the property boasts an attractive front garden and private driveway which provides off-street parking. Ample on-street parking is also available. To the rear, there is a single garage offering another large space for storage, and beautifully presented private garden with lots of separate patio and green spaces to enjoy the sun at any point of the day, with a summer house at the far end.

Meadowhouse Road is in the desirable 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 supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait 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.













TOTAL: 122 m²
 FLOOR 1: 103 m², FLOOR 2: 19 m²
 EXCLUDED AREAS: SHED: 17 m², PATIO: 22 m², FIREPLACE: 1 m²,
 LOW CEILING: 17 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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