



22/8 MEADOW PLACE ROAD

Corstorphine, Edinburgh, EH12 7UQ



1
Public Room



2
Bedroom



2
Bathroom

22/8 MEADOW PLACE ROAD

This immaculate, contemporary second-floor flat forms part of a modern development in sought-after Corstorphine and comes with bright, open-plan living with a private balcony leading off, as well as residents' parking. Entered via secure entry, a welcoming hall with exceptional built-in storage leads into the generous open-plan living/dining room and kitchen, arranged as one sociable space. Large glazed doors draw in natural light. The kitchen pairs sleek cabinetry with a full range of integrated appliances and space for table and chairs for seated dining. There are two well-proportioned double bedrooms both with fitted wardrobes and main bedroom comes with an en-suite bathroom. Completing the city home is a contemporary shower room, gas central heating, triple glazing, residents' parking, bin and bike store, and communal gardens. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Contemporary and bright second-floor flat
- Part of a modern development in Corstorphine
- Secure entry, welcoming hall with built-in storage
- Bright open-plan reception room
- Sleek fully integrated kitchen
- Dining area to seat up to six
- Master bedroom with fitted wardrobe and patio doors providing direct access to the balcony
- Further double bedroom with fitted wardrobe
- En-suite bathroom and separate shower room
- Landscaped communal gardens
- Allocated parking space and secure bike store
- Gas central heating and triple glazing
- Factor: The development is factored by Ross and Liddell at an approximate annual cost of £1000







THE BEDROOMS
& BATHROOMS



CORSTORPHINE, EDINBURGH

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



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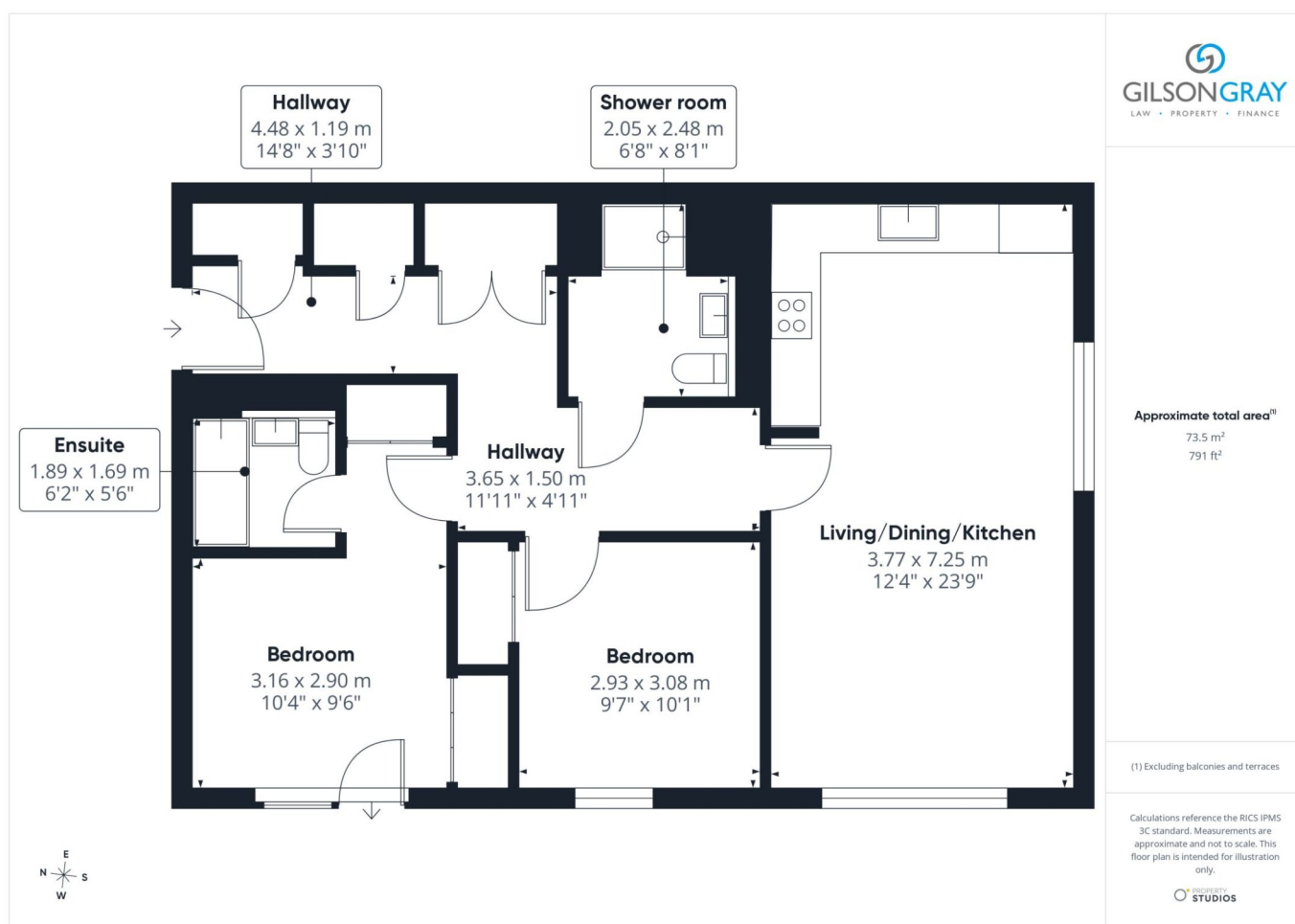
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