



34/15 Meadow Place Road  
CORSTORPHINE | EDINBURGH | EH12 7RY





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Warners are delighted to bring to the market this well presented, second floor flat with lovely views, quietly situated in a popular factored development. The property will make a fantastic home and will hold appeal to professionals, families or those looking to downsize. Accessed via a secure communal entrance with lift access, the light and spacious accommodation comprises; welcoming entrance hallway with fantastic storage options, front facing living/dining room, modern kitchen fitted with floor and wall units and a range of integrated appliances. The generous principal bedroom boasts a full wall of deep built-in mirrored wardrobes and en-suite shower room with mains shower cubicle and vanity sink unit. There are two further double bedrooms, both benefiting from generous built-in wardrobes, and the family bathroom with mains shower over bath, and vanity sink unit, completes the accommodation. Further benefits include gas central heating and double glazing.

- Well presented second floor flat with nice outlook to front and rear
- Bright and spacious accommodation with fantastic storage options
- Kitchen with a range of integrated appliances
- Principal bedroom with en-suite shower room and fitted mirrored wardrobes
- Two further double bedrooms both with fitted wardrobes
- Gas central heating
- Double glazing
- Security entry

Energy Rating C. Council Tax F.

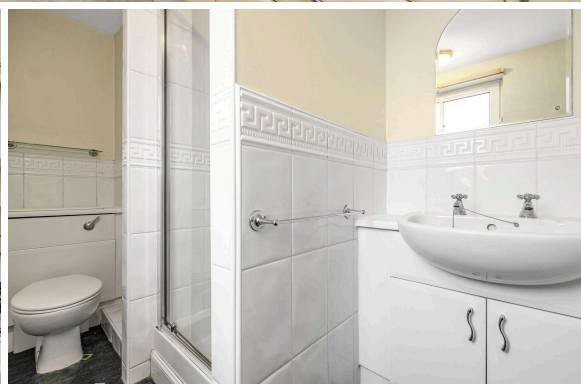
All blinds, curtains and kitchen appliances will be included in the sale. Items of furniture can be included if required.

There is a factor fee of £137 per month.

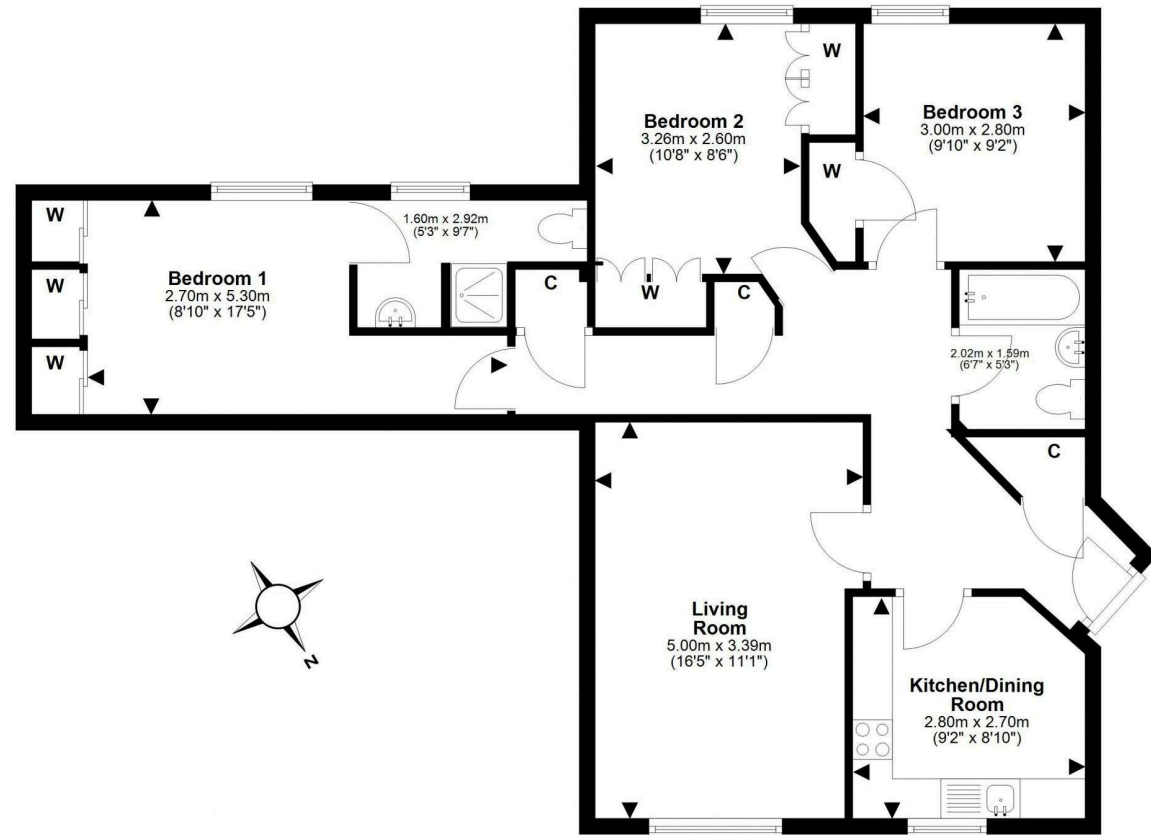
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket. 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, tennis courts, badminton courts, and squash courts, while Drumbrae Leisure Centre and Pool is also nearby. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. 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 the South.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

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