32/3 Meadow Place Road

Edinburgh, EH12 7RY

2 | 1 | 1 | 55sqm | EPC C

Anderson Strathern

32/3 Meadow Place Road Edinburgh, EH12 7RY

Nestled within a modern and well maintained Cala development in the sought-after Corstorphine area of Edinburgh, this attractive ground-floor apartment offers bright and comfortable accommodation, allocated parking, and excellent access to local amenities and transport links.

The accommodation is entered via a welcoming entrance hall and comprises a bright and generously proportioned living room, offering ample space for both relaxing and dining. Accessed directly from the living room, the fitted kitchen is equipped with a range of wall and base-mounted units, providing practical storage and workspace. There are two well-proportioned bedrooms, both offering comfortable and versatile accommodation, whether utilised as sleeping space, a guest room, or a home office, with the principal bedroom further benefiting from a spacious built-in wardrobe. A three-piece shower room, complete with excellent storage, completes the internal accommodation.

Externally, the property is set within well-maintained communal garden grounds, creating an attractive environment for residents to enjoy. Further benefits include a secure entry phone system, lift access, a communal bike store, and an allocated residents' parking space.

Property features

- Ground-floor flat
- Excellent storage throughout
- Gas central heating
- Double glazing
- Secure entry system
- Allocated parking space
- Communal garden grounds

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Location

The popular 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 excellent shopping facilities, with a large Tesco Superstore and The Gyle Shopping Centre both nearby. Leisure facilities are well catered for, with the David Lloyd Leisure Centre and Drum Brae Leisure Centre & Pool close by, while golfers are served by the nearby Turnhouse Golf Club and The Royal Burgess Golfing Society. The area also benefits from close proximity to Edinburgh Park, South Gyle Industrial Estate, and Sighthill Industrial Estate. A range of well-regarded schools are available locally. The area has excellent bus routes into the city centre and Haymarket railway station, while the nearby tram link also provides easy access to the city centre and Edinburgh Airport. 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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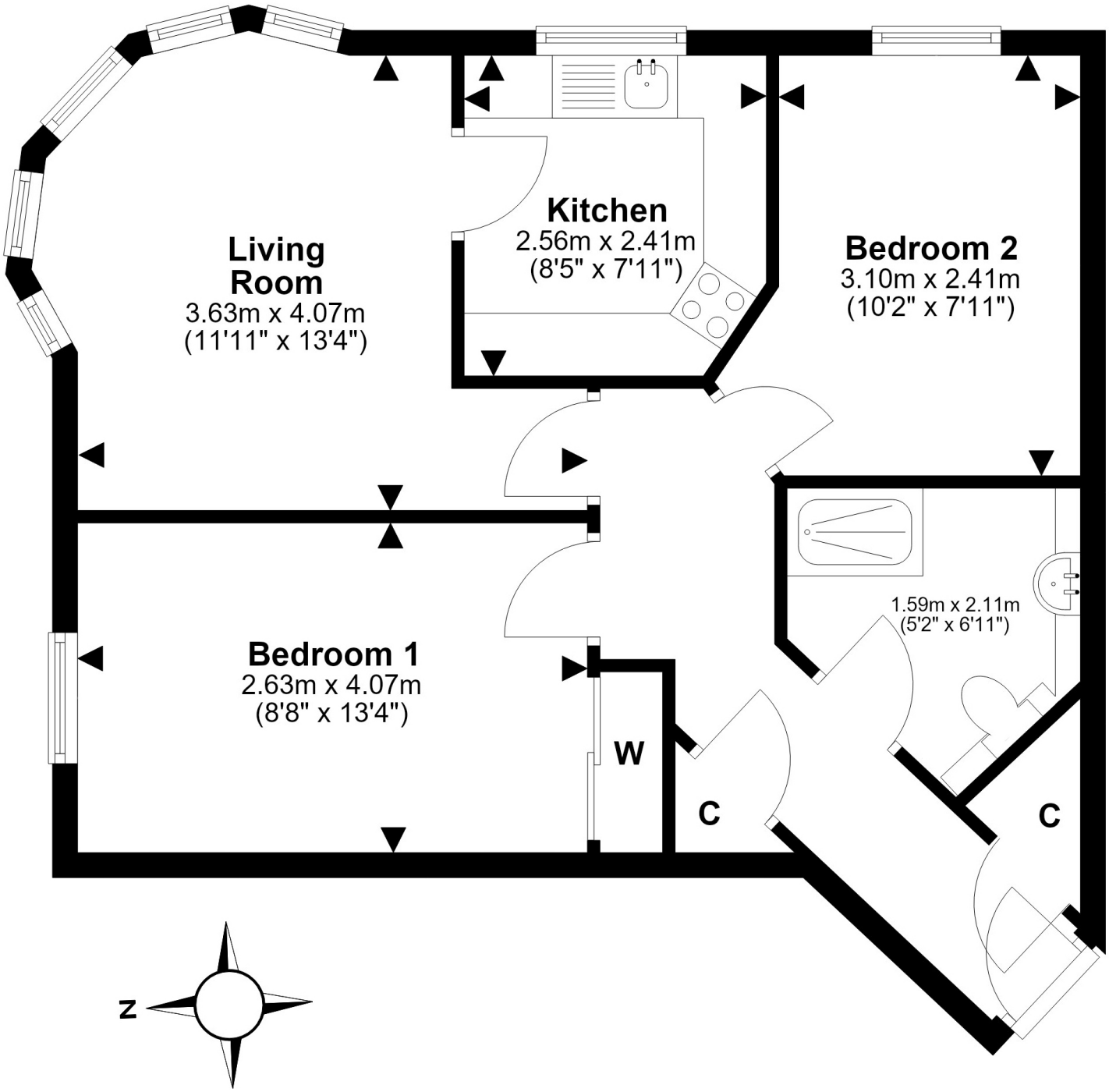

Extras

The items included in the sale of the property are the curtains and blinds, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

The development is factored by Speirs Gumley at an approximate cost of £102 per month. The factoring fee includes buildings insurance, weekly cleaning of the communal areas, and the maintenance of the landscaped grounds.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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