










Offers Over
£525,000

39 Meadowhouse Road

Corstorphine | Edinburgh | EH12 7HW

An elegant semi detached period villa, situated on a leafy residential street, within easy reach of the city centre in the capital's desirable Corstorphine area.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- F



Description

A well-loved home for many years, the property has been upgraded and immaculately preserved by the existing owners, offering flexible family living, off-street parking and a mature beautifully kept garden to the rear.

The house is accessed via an entrance vestibule with decorative tiled floor and the ground floor briefly comprises: main hallway with wood flooring and stair to the upper level, bay fronted reception room with ornate cornice work, picture rail, shelved press and attractive focal fireplace, versatile family/dining room with coving, dining recess, focal burner and French doors opening out to the rear garden. spacious breakfasting kitchen which has been fitted with an excellent range of stylish modern units, with coordinating wood worktops, skylight, breakfast bar and pantry.

On the upper floor you have a generously sized south facing principal bedroom with bay window, fitted wardrobes and impressive views of the Pentland Hills, a further double bedroom overlooking the rear garden with views towards Corstorphine Hill, a good sized single bedroom which is currently in use as an office, and luxury family bathroom with rolltop bath, separate shower enclosure, wall mounted sink, WC and splash tiling.



Extras

All integrated appliances, white goods (except the small freezer in pantry), blinds, curtains and light fittings will be included.

Gardens and Parking

To the rear of the house is a charming walled garden, which is fully enclosed and beautifully maintained. Comprising well stocked planted beds and lawn and bordered by mature flowering bushes and trees, the garden has a lovely open feel and offers an idyllic, safe space to entertain and relax for all the family. The large shed will be included. To the front of the house a monobloc driveway offers excellent off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





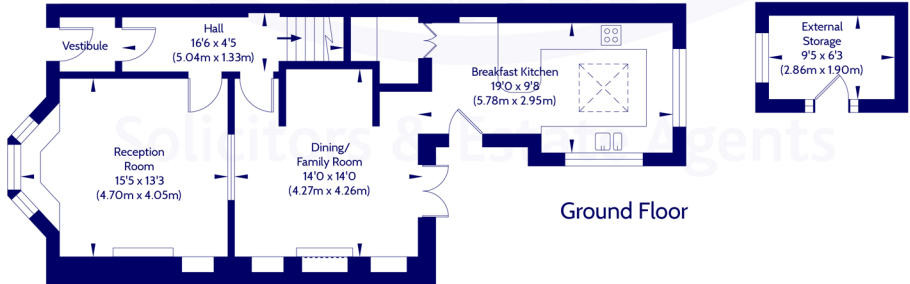
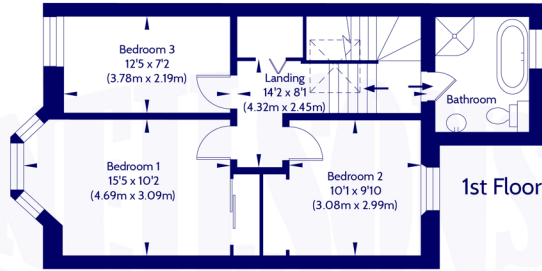
Location

Corstorphine is a well-established and highly desirable district of West Edinburgh, centred around a historic village heart. It is particularly popular with families, offering an excellent choice of schools together with convenient transport connections in and out of the city. Local shopping is plentiful, ranging from independent shops and everyday services to larger supermarkets, while a short drive brings access to several retail parks and shopping centres. The area is rich in green space with family-friendly parks close at hand along with the charming woodland trails and sweeping views of the Corstorphine Hill Nature Reserve. A wide range of leisure facilities are nearby including private health clubs and several prestigious golf courses along with Edinburgh Zoo, adding to the attractions of the neighbourhood. Excellent bus services run regularly to the city centre and surrounding areas and Edinburgh International Airport, the City Bypass and the wider motorway network are all easily reached.





Approx. Gross Internal Floor Area 118 Sq M / 1263 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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