



GIBSONKERR
Personal, Family Law & Property

26 Meadowhouse Road

Corstorphine, Edinburgh, EH12 7HP



This traditional semi-detached house in Corstorphine perfectly blends characterful original features with modern interiors, all enhanced by a tasteful palette of décor. The home boasts three double bedrooms, a spacious living room, a large dining kitchen, and two bathrooms, plus front and rear gardens, a detached single garage, and a private driveway.

A practical vestibule and an airy, inviting hall welcome you into the property, with the latter housing useful storage and setting the tone for the interiors to follow with neutral décor and rich wood flooring. Leading off the hall to the right is a living room, offering plenty of space for furniture and boasting a wealth of characterful features, including a small bay window with a panelled surround, a picture rail, wood flooring, cornicing, and a striking monochrome fireplace flanked by an Edinburgh press. Situated to the rear of the property and filled with sunshine through south-facing bi-folding doors is the kitchen, where ample room is provided for a large seated dining area – perfect for sit-down meals and entertaining with family and friends. The kitchen is exceptionally well-appointed with a wide range of attractive, wood-styled wall and base cabinets, spacious worktops, and an integrated oven, hob, and extractor hood. A freestanding American-style fridge/freezer, washing machine, and dishwasher will be included, and a utility area to one side usefully allows laundry goods to be kept separate from the cooking zone.

Two of the home's three bedrooms and a bathroom can also be found on the ground floor. The bedrooms are both good-sized doubles, elegantly presented with their own tasteful, modern styling and beautiful decorative fireplaces, whilst one is carpeted for comfort and the other is accompanied by built-in storage. The bathroom comprises a bathtub with an overhead shower, a pedestal basin, and a WC. The principal bedroom and a shower room are on the first floor and complete the accommodation on offer. The sleeping area features characterful exposed beams and large windows, whilst the shower room is beautifully appointed with a deluxe, oversized walk-in enclosure and a rainfall showerhead, a wall-mounted basin, a WC, and a chrome towel warmer.

Features

- Traditional semi-detached house in Corstorphine
- Beautifully presented, modern interiors and characterful details
- Entrance vestibule and hall with storage
- Elegant living room with fireplace
- Large dining kitchen with bi-folding doors onto garden
- Three double bedrooms (two with built-in storage)
- Chic, well-appointed shower room
- Separate bathroom with shower-over-bath
- Leafy, colourful front garden
- South-facing rear garden
- Single garage and private driveway
- Gas central heating and double glazing
- EPC Rating - TBC



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**Elegant living room with fireplace
and three double bedrooms**







The home is kept warm by a gas central heating system and benefits from double-glazed windows throughout.

Externally, the home is accompanied by a leafy, colourful front garden area and a favourably south-facing rear garden featuring a large well-kept lawn, a raised patio for outdoor seating and barbecues, and a neat, leafy border. Excellent private parking is provided by a single garage and a private front driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and freestanding American-style fridge/freezer, washing machine, and dishwasher will be included in the sale. A Sonos Amp and Pioneer AV system are available by separate negotiation.

NB: The property has built-in speakers in the living room, kitchen, and upstairs bedroom.

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 excellently positioned for shops & amenities. Traditional high street shops and independent restaurants sit side-by-side with 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, 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, 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. The property lies in very close proximity to the new dedicated West to East link cycling infrastructure, with safe cycling access into the city centre beginning at the former Pinkhill station. In addition, the area provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.



Floorplan

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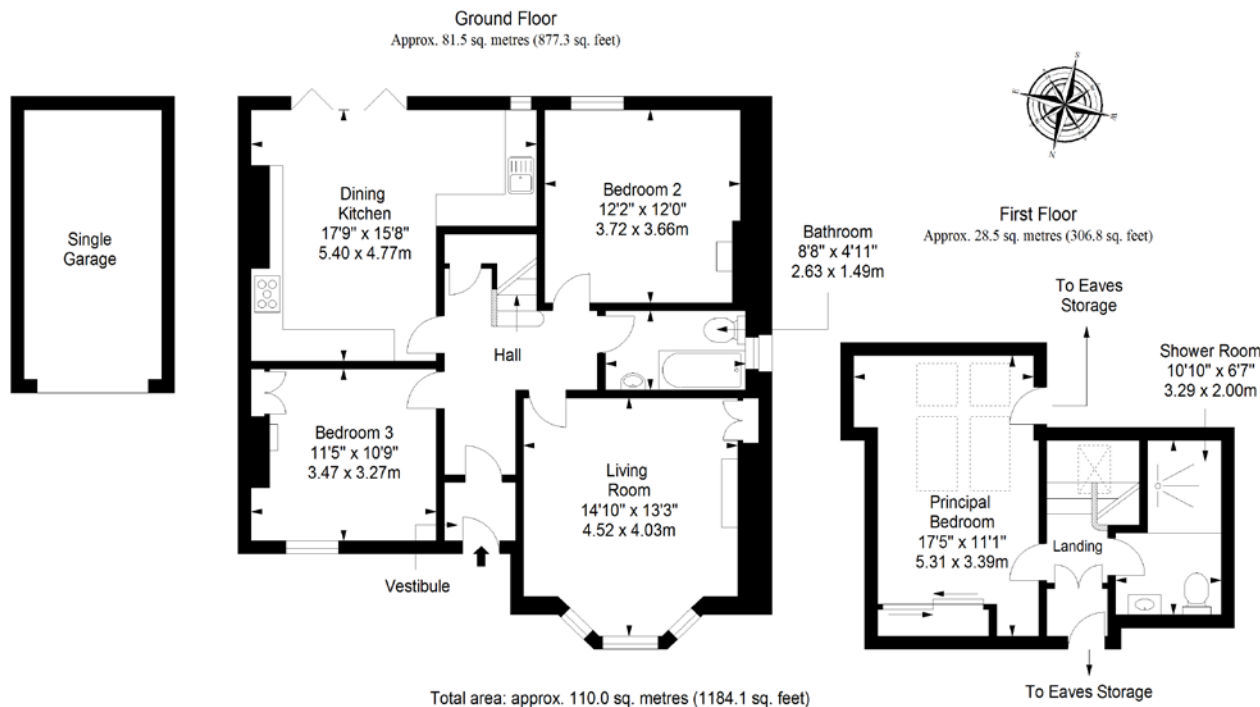
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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.