



38/2 Meadow Place Road,
Edinburgh EH12 7RY



A lovely bright west facing ground floor apartment with views to parkland with a superb location in the heart of Corstorphine

 1 Bed  1 Bath  1 Reception

Forming part of a modern landscaped development in the heart of Corstorphine, this attractive ground floor apartment is quietly situated to the rear of the building and commands delightful views to parkland. The flat is entered via a well kept stair with secure door entry system and comes complete with a private allocated parking space. Open plan in design, the living space quite naturally falls into sitting, dining and kitchen areas, with plenty of space to entertain. A deep west facing bay window floods the room with light and takes advantage of the leafy setting. There is a double bedroom with fitted wardrobes also with leafy views and a shower room which is both practical and stylish. Additional benefits include excellent storage, gas central heating and double glazing.

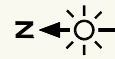
The development is factored by Spiers Gumley and a monthly fee of around £90 covers gardening, stair cleaning and lighting and block insurance policy.

Features

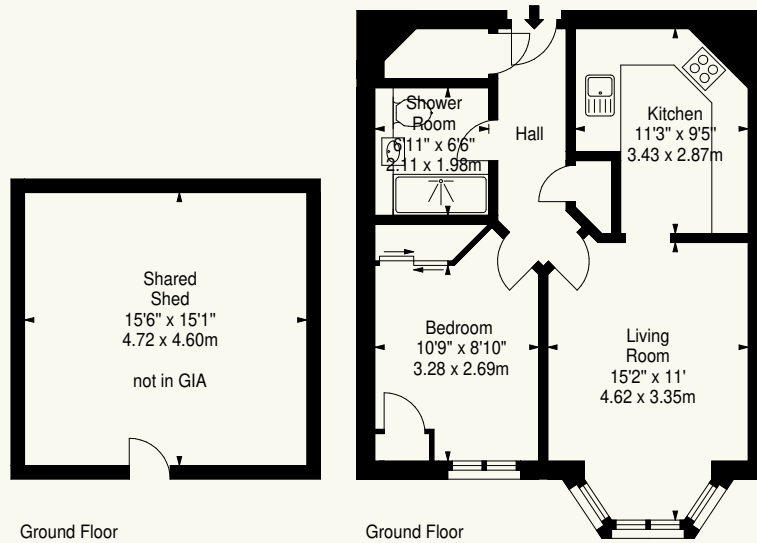
- Hall with excellent storage
- Bay windowed sitting/dining room
- Open plan kitchen with integrated appliances
- Double bedroom with fitted wardrobes
- Stylish shower room
- Gas central heating
- Double glazing
- Secure door entry system
- Landscaped grounds
- Private allocated parking space
- Communal store
- EPC Rating C

Offers Over £180,000

Meadow Place Road,
Edinburgh,
Midlothian, EH12 7RY



Approx. Gross Internal Area
498 Sq Ft - 46.26 Sq M
For identification only. Not to scale.
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Corstorphine is a desirable residential area of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented.

There are large branches of Marks & Spencer, Tesco and Morrisons all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are in abundance. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are also several local access points to the city's cycle path network.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.