



Solicitors & Estate Agents



Offers Over

£310,000

35 Meadow Place Road

Corstorphine | Edinburgh | EH12 7UJ

This impressive, beautifully presented end terraced villa with fantastic private gardens to front, side and rear is presented to the market in true move-in condition and situated within the heart of Corstorphine close to fantastic local amenities, schooling and transport links. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private gardens
-  EPC Band - C
-  Council Tax Band - C



Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned and bright reception room open plan to stunning fitted kitchen/ dining with integrated appliances, utility room with door to rear garden, modern bathroom with three-piece suite and shower over bath. Light and airy principal bedroom with contemporary en-suite shower room and two further well proportioned bedrooms. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated microwave, integrated fridge/freezer and integrated dishwasher.

Gardens & Parking

A real feature of this property is the beautifully maintained private gardens to the front and side of the property which are fully enclosed and offer a high degree of privacy. There is a further section of private garden to the rear and on-street parking can be found within the area.

Viewing

By appointment through Neilsons 0131 625 22





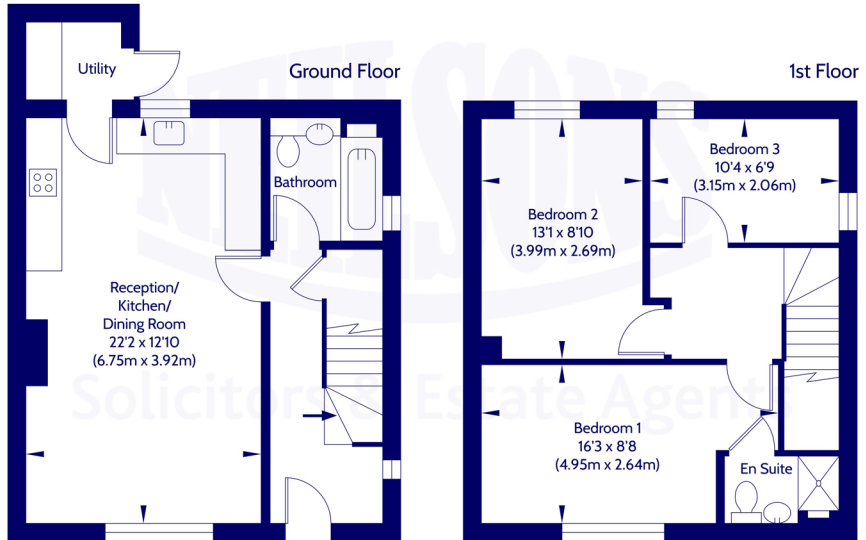
Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.





Approx. Gross Internal Floor Area 83 Sq M / 894 Sq Ft.



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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