



103 Meadowhouse Road,
Corstorphine, Edinburgh, EH12 7HR

CALL US ON 0131 447 4747

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EH12 7HR

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Spacious and welcoming reception hall with feature wood panelling and two storage cupboards.
- Access to a partially floored attic via a Ramsay ladder.
- Attractive box-bay-windowed living room with feature fireplace (gas fire currently disconnected).
- Sitting room with access to a generously sized conservatory.
- Conservatory with French doors opening onto the rear garden.
- Kitchen with appliances and access to the side of the property.
- Principal bedroom with built-in mirrored wardrobes and additional fitted bedroom furniture.
- Further double bedroom with a box bay window, currently used as a dining room.
- Feature fireplace with gas fire currently disconnected.
- Third double bedroom with a shower cubicle in one corner.
- Fully tiled bathroom with shower.
- Gas central heating.
- Double glazing.
- Private landscaped front garden.
- Extensive side driveway leading to a garage at the rear.
- External lock-up storage cupboard.
- Large rear garden with patio area.
- Unrestricted on-street parking.
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GENERAL DESCRIPTION

This detached bungalow is situated in the sought-after Corstorphine district, ideally positioned for access to an excellent range of local amenities and within easy reach of Edinburgh city centre. Offering generous and flexible accommodation in a desirable school catchment area, the property represents an ideal opportunity for a family wishing to settle in this popular location. Although some modernisation and redecoration are required, the property offers excellent potential.





LOCATION

Situated to the north of Edinburgh city centre, Corstorphine is a highly sought-after residential area renowned for its strong community feel and excellent amenities. The area is also well regarded for its access to desirable school catchments. Corstorphine Village offers a wide selection of shops, cafés and services, with further retail facilities available at the nearby Gyle Shopping Centre. Leisure and recreational options include David Lloyd Leisure, Drum Brae Leisure Centre and a variety of local bars and restaurants. Corstorphine Hill Nature Reserve, Carrick Knowe Golf Course, the Water of Leith Walkway and Edinburgh Zoo are also within easy reach. The area is exceptionally well connected, with frequent public transport services providing swift access to the city centre and beyond. The City Bypass and major motorway networks are readily accessible, as are South Gyle and Haymarket railway stations. Edinburgh Airport is only a short drive away, making this an ideal location for commuters and frequent travellers alike.

EXTRAS:
THE SALE PRICE INCLUDES ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, CURTAIN POLES AND WINDOW BLINDS, TOGETHER WITH THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE, DISHWASHER, FRIDGE/FREEZER AND GREENHOUSE.



COUNCIL TAX BAND - G.
TRAIN STATION - APPROXIMATELY 2.3 MILES TO HAYMARKET STATION.
AIRPORT - APPROXIMATELY 4.5 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 300 METRES.

**Meadowhouse Road,
Edinburgh,
Midlothian, EH12 7HR**



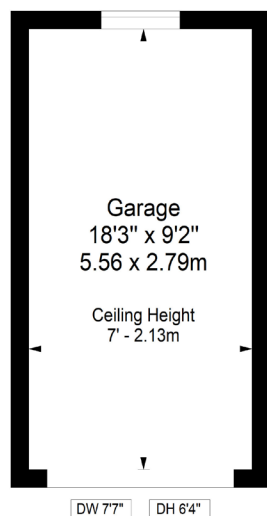
Approx. Gross Internal Area
1207 Sq Ft - 112.13 Sq M
Garage & Store
Approx. Gross Internal Area
181 Sq Ft - 16.81 Sq M
For identification only. Not to scale.
© SquareFoot 2026



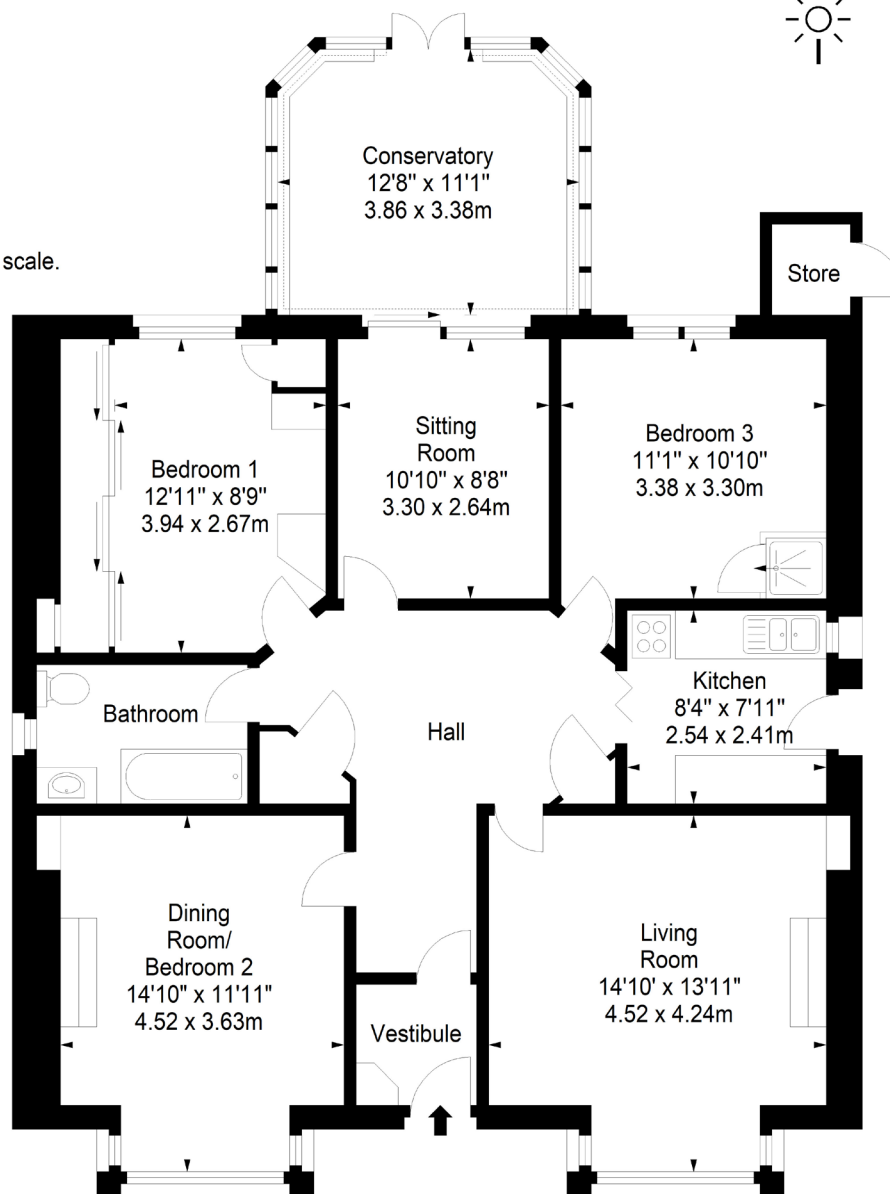
Key :

DW = Door Width

DH = Door Height



Ground Floor



Ground Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.