



95 Meadowhouse Road, Edinburgh, EH12 7HR

Impressive, Five-Bedroom, Detached Bungalow with Gardens, Driveway & Garage

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Property Description

Set on a quiet and desirable residential street in the heart of Corstorphine, to the west of Edinburgh city centre, this impressive five-bedroom detached bungalow offers exceptional space and superb versatility. Ideal for modern family living, boasting generous private gardens, a driveway, and a detached garage.

Comprises a vestibule, hall, living room, kitchen, five flexible double bedrooms, a family bathroom and a ground-floor WC.

Highlights include extensive oak wood flooring, a modern fitted kitchen with appliances, box-bay windows, and exceptional room sizes. In addition, there is gas central heating, double glazing, extensive spotlighting, and good storage provision, including a large detached garage.

Externally, benefits include a generous rear garden with a lawn and a patio, a low-maintenance garden to the front with a multi-vehicle driveway continuing to the side, and free on-street parking.

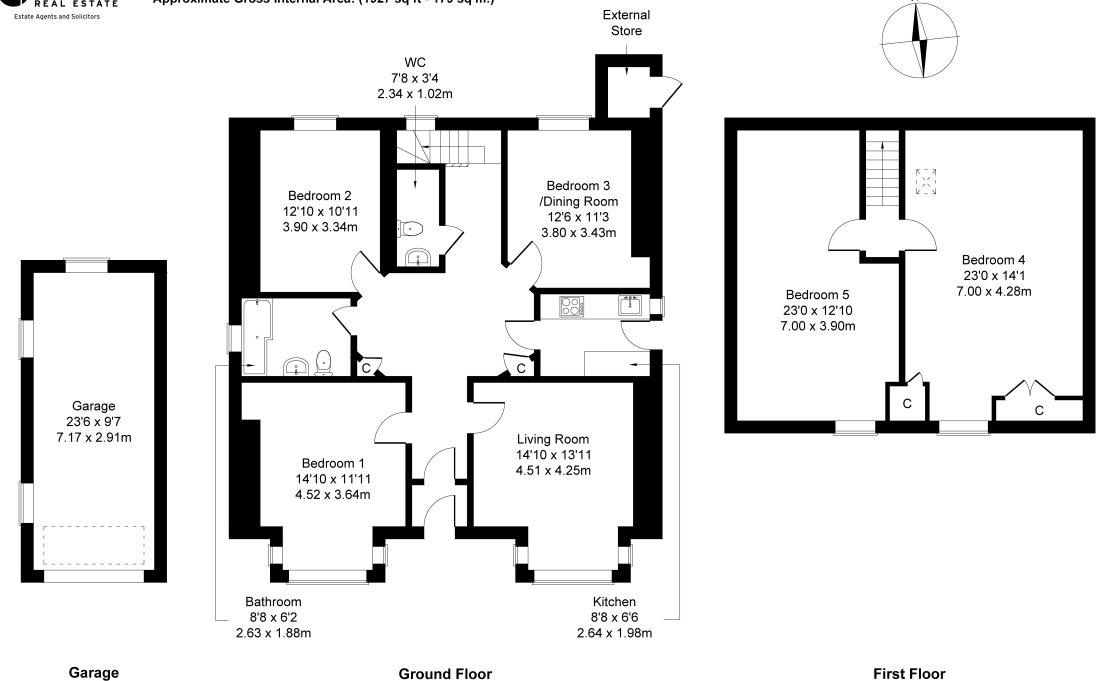
A welcoming vestibule opens onto an exceptionally spacious and bright reception hall affording access throughout the ground floor, including two convenient storage cupboards and a WC. Set to the front, a generous living room has oak wood flooring, light decor, and a stunning box-bay window enjoying a south-facing aspect, flooding the room with natural light. With a door accessing the side path, the kitchen is fitted with modern units and worktops, a tiled surround, a sink with a drainer, a range cooker with a 6-ring hob, and a washing machine.

The ground floor also hosts three spacious double bedrooms, set to each aspect, and offering excellent potential for flexible use. One of these rooms could easily serve as a formal dining room or home office if desired. The stylish family bathroom features a modern three-piece suite with a shower over the bath, ladder radiator, and tiled finishes. Upstairs, two further generous double bedrooms complete the accommodation, making this home perfect for growing families or those seeking additional guest or study space.



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Approximate Gross Internal Area: (1927 sq ft - 179 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Corstorphine is a highly desirable and well-established residential area in the west of Edinburgh, renowned for its charming historic village centre and diverse range of housing. The area offers excellent transport connectivity, including easy access to the city centre, city bypass, the Gyle, and Gogarburn—making it ideal for commuters. Notably, the Edinburgh Trams service runs nearby, offering a convenient and efficient link to the city centre, Edinburgh Park, and Edinburgh Airport. Residents enjoy a wide variety of local amenities, with shops, cafés, and essential services along St. John's Road. Larger retail options are also close by, including a 24-hour Tesco superstore, Hermiston Gait Retail Park, and the Gyle Shopping Centre, which features many well-known high-street retailers. Corstorphine is well served by public parking

facilities, making it accessible for visitors and residents alike. Families are drawn to the area for its strong educational offering, with Corstorphine falling within the catchment area for several well-regarded state and private schools. The neighbourhood is also rich in green spaces, including family-friendly parks and the scenic woodlands of Corstorphine Hill. Leisure options abound, with amenities such as the David Lloyd Club, multiple golf courses, and the renowned Edinburgh Zoo nearby. The area benefits from excellent public transport links across the city and beyond, contributing to its lasting appeal for families and professionals.





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