










Offers Over

£550,000

27 Maplewood Park

Corstorphine | Edinburgh | EH12 8WU

A bright and attractively presented detached family house which has been thoughtfully extended and boasts an attractive landscaped garden benefitting from a southwesterly aspect.

-  4 or 5 Bedrooms
-  2 or 3 Reception Rooms
-  Bathroom, en-suite and guest WC
-  Landscaped southwest facing garden
Front garden & driveway
-  Garage
-  EPC Rating – C
-  Council Tax Band – G



Description

Offering contemporary elegance this modern detached house is in the popular Clerwood Park district of Corstorphine and offers a peaceful lifestyle nestled within in a quiet cul-de-sac with no through-traffic. Providing versatile living space, the property offers a choice of four or five bedrooms and two or three reception rooms, with the principal reception room being within the impressive extension to the rear of the house, connecting to the beautifully landscaped garden and providing the ideal space for both family life and entertaining. The well-appointed kitchen with integrated appliances and separate utility room enhance daily living, whilst the principal bedroom boasts an en-suite shower room. Additional bedrooms and a generous four piece bathroom offer space for the whole family to enjoy and a downstairs guest WC adds convenience. Ample built-in storage is provided throughout the home and a hatch and attached ladder give access to the part floored loft. Further benefits on offer include gas central heating and full double glazing.



Extras

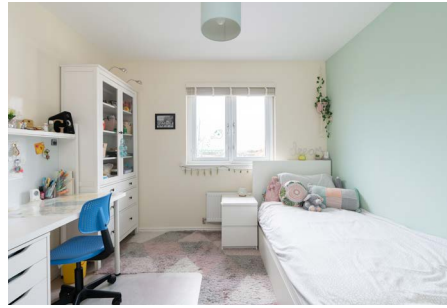
The integrated kitchen appliances, white goods in the utility room, fitted floor coverings, window blinds, curtains and light fittings are to be included in the sale

Gardens & Garage

The professionally landscaped gardens are a particular feature of this home. To the rear of the house, the generous back garden boasts a southwesterly aspect making the most of the sunshine in the warmer months and has been beautifully landscaped with patio and artificial lawn areas with raised beds. The garden offers the ideal spot for al fresco dining and provides a safe space for children or pets to play all year round. A covered side return is accessed from the utility room to the side of the house and has a gate connecting to the front garden. The front garden has an artificial lawn area and monoblocked driveway providing off street parking for two cars and an EV charge point is provided. An integral single garage has an up and over door to the front of the property and benefits from power, light and a cold water tap.

Viewing

Please contact Neilsons on 0131 625 2222





Location

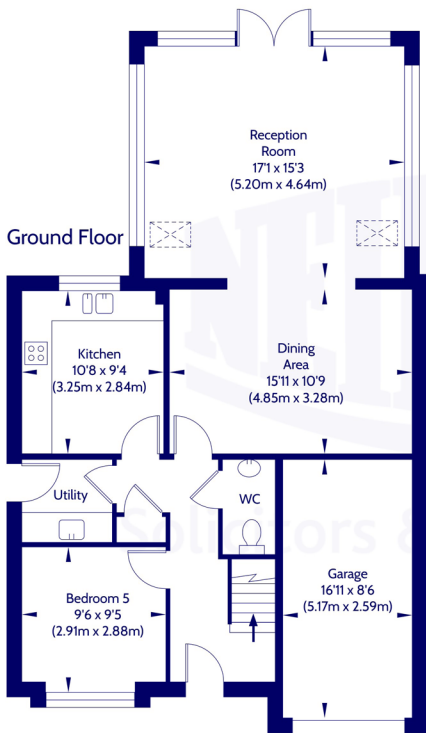
Maplewood Park is in a quiet modern development on the site of the old Queen Margaret University, a leafy campus with attractive shared spaces and established mature trees on the western slopes of Corstorphine Hill. This peaceful location is popular with families thanks to the provision of highly regarded local schools and excellent transport links. A wealth of shops and services can be found within easy walking distance to provide for day to day needs with Corstorphine offering a choice of Tesco Extra or Lidl supermarkets, with further shopping including high street named stores available nearby at The Gyle. A wide range of sporting and recreational facilities are close at hand including David Lloyd and Drum Brae leisure centres and a choice of parks including the wide spaces and picturesque views of the Corstorphine Hill Nature Reserve. Regular bus services provide swift access to the city centre and surrounding areas and by car the city bypass, airport and central motorway network are all within easy reach.



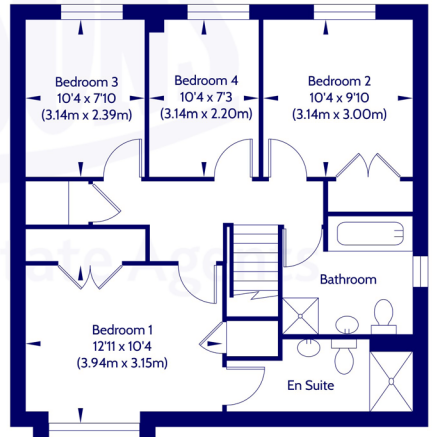
Approx. Internal Area 149.65 Sq M / 1611 Sq Ft. (Including Garage)
Not to scale. For identification only.
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Ground Floor



First Floor



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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

