

# Flat 11, 29 Station Road

CORSTORPHINE, EDINBURGH, EH12 7AF



*Wake up to breathtaking Pentland Hills views in this bright, two-bedroom top-floor Corstorphine apartment, boasting 90m<sup>2</sup> of modern living*



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McEwan Fraser is delighted to present this bright and stylish two-bedroom top-floor apartment in the highly sought-after Corstorphine area of Edinburgh. Completed in 2015, this contemporary home offers 90m<sup>2</sup> of well-proportioned living space, presented in move-in condition, with a south-facing balcony that boasts spectacular panoramic views of the Pentland Hills. The property also benefits from gas central heating, double glazing, secure entry, well-maintained communal areas, and ample residents' parking.

# THE LIVING ROOM



The heart of the apartment is the spacious living room, which is filled with natural light and decorated in warm, neutral tones. The room's generous proportions provide the perfect setting for relaxing or entertaining, with a patio door leading directly onto the balcony to enjoy outdoor living and the stunning views.

# THE KITCHEN/DINER



Adjacent to the lounge is the bright dining kitchen, featuring a full range of base and wall-mounted units topped with contrasting work surfaces. There is plenty of preparation and storage space, alongside a suite of integrated appliances, including a fridge-freezer, washing machine, electric hob, oven, and microwave, ideal for both everyday living and hosting.







The master bedroom is a generously sized double with abundant natural light, a large integrated wardrobe, and an en-suite bathroom fully tiled and fitted with a contemporary three-piece suite. The second bedroom is also a spacious double with an integrated wardrobe and ample room for additional furniture, making it ideal for family, guests, or a home office.

A contemporary shower room completes the accommodation, featuring full tiling, a white suite, and a large fitted shower.

## THE SHOWER ROOM





# BEDROOM 1



a generously sized double with abundant natural light, a large integrated wardrobe, and an en-suite bathroom





# BEDROOM 2





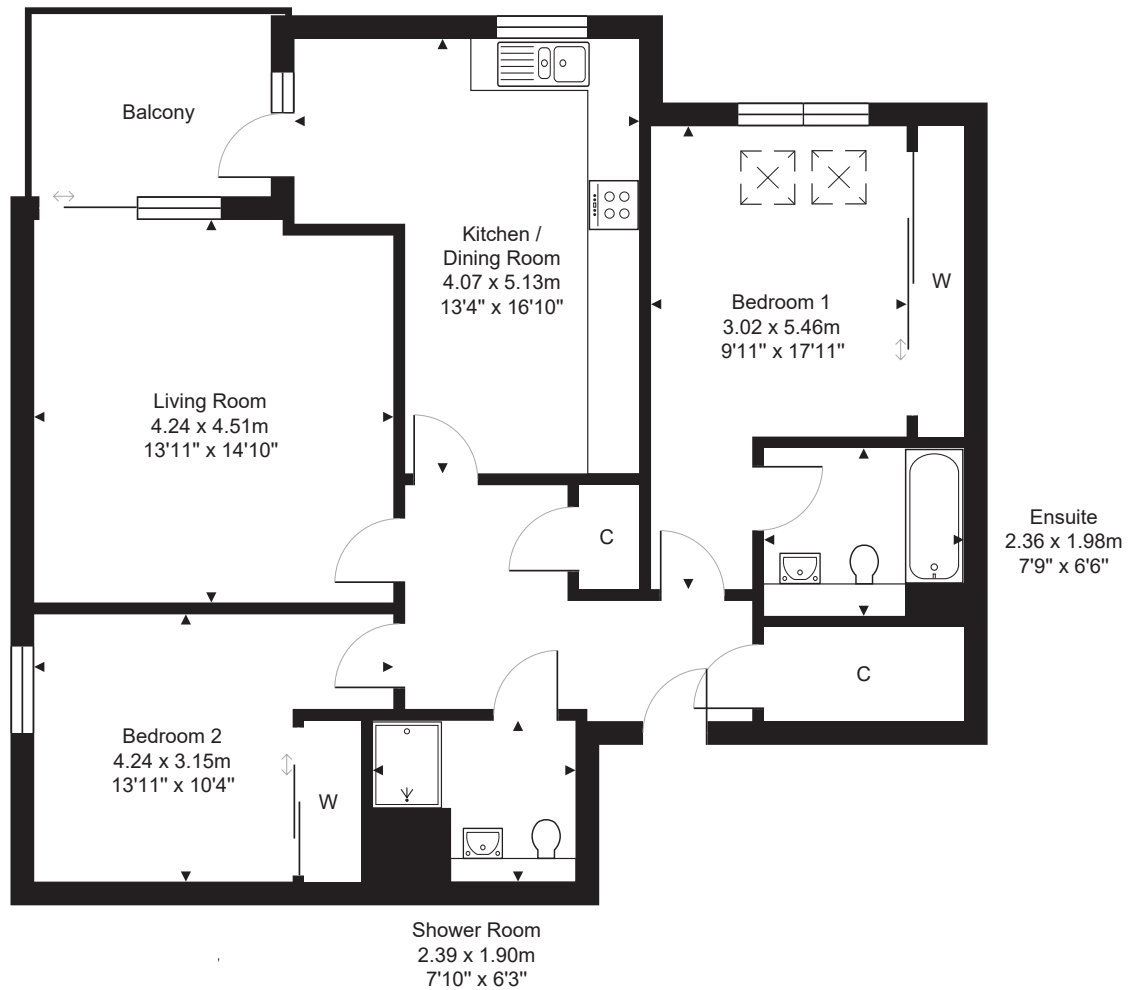
This exceptional apartment combines modern living with a tranquil setting and is perfectly positioned for easy access to local amenities, transport links, and green spaces. Internal viewing is highly recommended to fully appreciate the quality, space, and light on offer.

# EXTERNALS



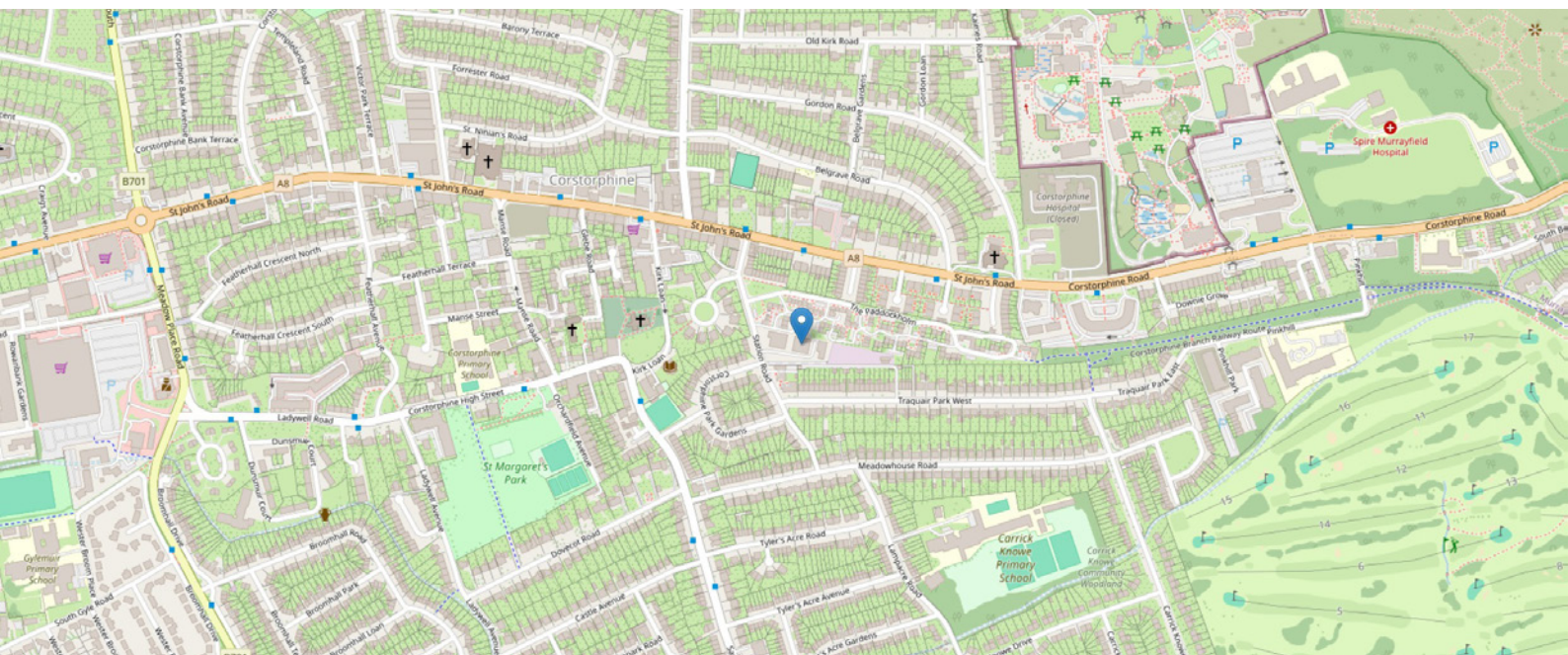


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Situated in the highly desirable Corstorphine district of Edinburgh, this property enjoys an exceptional position with a wide range of amenities close at hand. Just a short stroll away is St John's Road, a vibrant local hub offering an excellent selection of everyday conveniences, including gourmet cafes, independent boutiques, artisan bakeries and essential services. This makes it ideal for relaxed weekend brunches or quick day-to-day errands within the neighbourhood.







For leisure and recreation, Corstorphine is particularly well served. The expansive Corstorphine Hill Local Nature Reserve provides miles of scenic walking, cycling and wildlife trails, making it ideal for outdoor enthusiasts, dog walkers and families alike. Nearby Drumbrae Leisure Centre offers a modern gym, swimming pool and a wide range of fitness classes. The area benefits from excellent shopping facilities, including the Tesco Extra at Corstorphine, one of the largest supermarkets in the city, offering extensive grocery, clothing and homeware ranges. Additional nearby supermarkets include Sainsbury's, Morrisons and Aldi, ensuring convenient access to a variety of shopping options.

Excellent transport links further enhance this sought-after location. Regular bus services provide direct connections to Edinburgh city centre and surrounding areas, while easy access to the A8 and Edinburgh City Bypass allows for swift travel for commuters and those travelling further afield. Nearby railway stations also offer efficient links into central Edinburgh and across the wider Lothians.

With its strong blend of local amenities, green spaces, shopping facilities and transport connections, Corstorphine remains one of Edinburgh's most popular residential areas.



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