

# 80 Meadowfield Terrace, Duddingston Edinburgh, EH8 7NU

OFFERS OVER £599,000



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‘Extremely spacious 4-bedroomed detached bungalow occupying large corner site with garage yards away from Duddingston Village’







- Extended detached 1950's bungalow on prime corner plot with garage and drive
- Dining hall, living room and dining room/bedroom 4
- Impressive refitted kitchen/dining/family room
- 2 further double bedrooms, stylish bathroom and large utility room on ground floor
- Third double bedroom upstairs
- GCH and DG
- Many traditional and contemporary features
- Popular location close to Duddingston village
- EPC D

### Description

This extremely bright and spacious detached 4-bedroom bungalow occupies a prime corner plot right beside Holyrood Park and Duddingston Village. Seldom available in this popular location, it is a very sunny home with timeless charm complemented by several contemporary design features. The property has been cleverly extended/alterd and the enhanced layout (137 sqm excluding garage) will easily adapt to meet the ever-changing needs of modern life.

An impressive and larger than average dining hall creates a most welcoming and bright reception with ample space for furniture, double doors and a walk-in store. The charming main public room, dining room/bedroom 4 and the original main bedroom all boast generously proportioned bay windows. Flooded with natural light, its most stylish refitted kitchen/breakfast room is now open plan to a superb dining/family room which is a perfect family hub with direct access onto the rear garden. Also positioned on the ground floor is an extra-large fitted utility room, 2nd double bedroom and very smart recently upgraded/tiled bathroom/shower. A bright dog-legged staircase rises to the third double bedroom featuring a walk-in box/bay window. Direct access is gained into the large attic space.













### Central Heating and Double Glazing

There are UPVC double glazing, Velux windows gas central heating, gas fires and a traditional open fire.

### Garden and Garage

This very well-proportioned corner plot (0.189 acre approximately) is walled and catches all-day sunshine. It is lawned and well stocked with various mature shrubs plus ornamental trees. There is a sun deck plus stone-flagged patio to enjoy al fresco dining. An adjoining brick-built garage (14 sqm) is accessed via the drive.

### Location

Opposite Holyrood Park, Meadowfield Terrace forms part of a mature residential estate being a quite literally a two minute walk away from the delightful Conservation village of Duddingston offering a community garden and orchard plus Jock Tamson's garden, Dr Neils Garden and its historic church. Closeby are good schools, a golf course and natural loch/nature reserve. This is very highly regarded residential district is quietly located yet less than 3 miles east of Princes Street. It is within very easy reach of fast main road networks (A1), Meadowbank Sports Stadium and Portobello's sandy beach. Major retail parks at The Jewel and Fort Kinnaird are a short drive/bus journey away. Additional supermarkets are conveniently located at nearby Meadowbank (Sainsbury's and Lidl) and Piershill (Morrison's).

### Valuation

The mortgage valuation is £625,000 and the Home report is available on the ESPC web site.

### Council Tax and EPC

It lies in Council Tax band F and has an D Energy Performance Certificate.

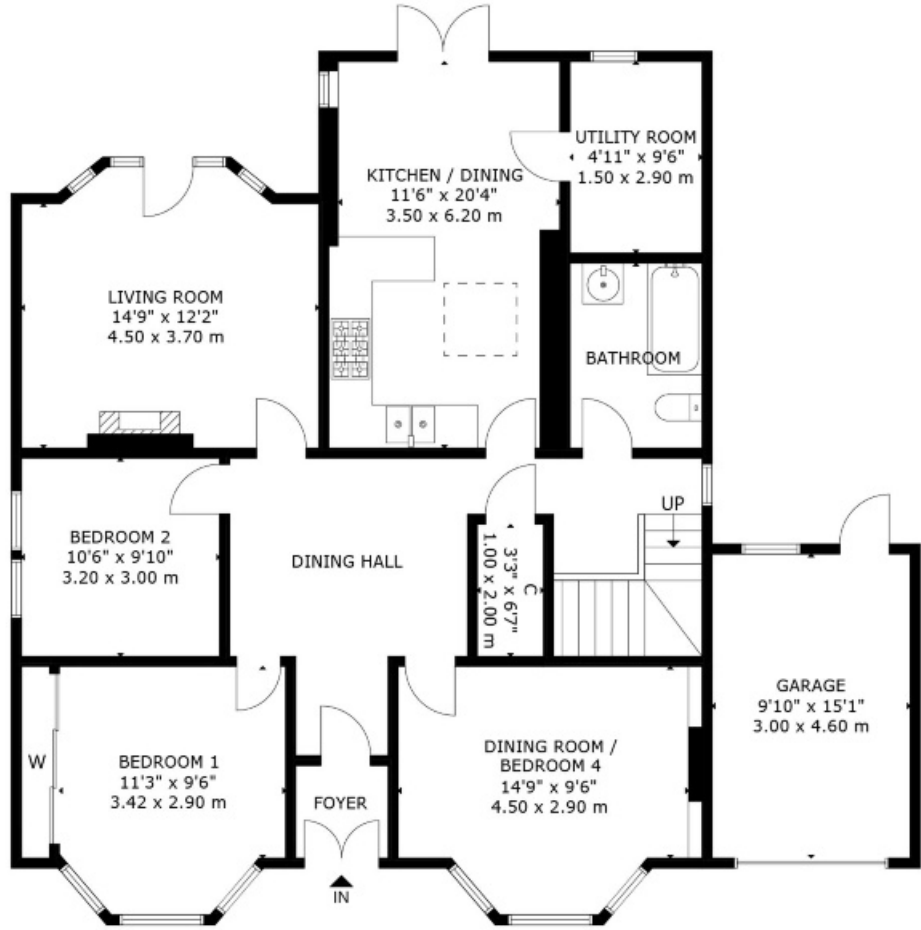
### Viewing

Viewing is by appointment with the Agent 0131 229 3399 (or 075958 20611 out with office hours).

### Extras

The fitted carpets, blinds, range cooker, cooker hood and dishwasher are included in the sale.





GROUND FLOOR

80 MEADOWFIELD TERRACE, DUDDINGSTON, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,465 SQ FT / 136 SQ M  
 GARAGE 149 SQ FT / 14 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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