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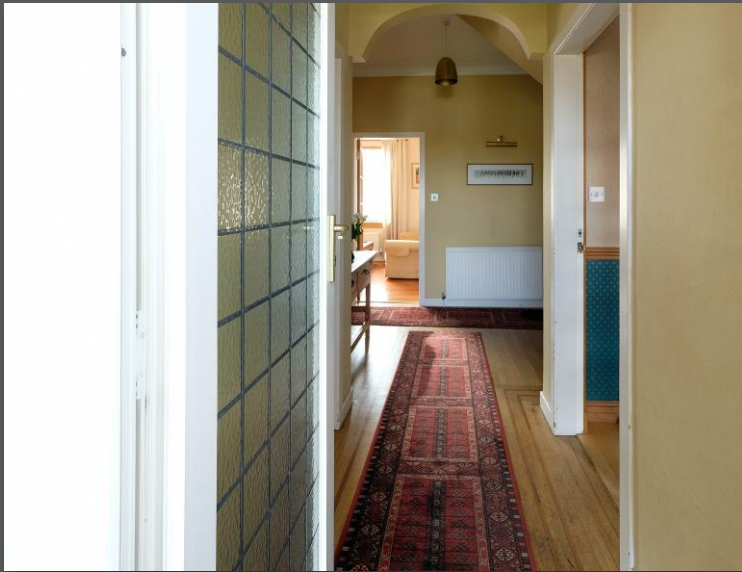
Meadowfield Drive

Duddingston

Edinburgh

EH8 7NX





Attractive and extended detached bungalow with extensive private gardens located next to Duddingston Village and Arthurs Seat in an established and popular residential area conveniently located east of Edinburgh City Centre. Local shops can be found nearby with a Morrisons superstore on Portobello Road, a Sainbury's at Meadowbank Retail Park, and an extensive range of high street names and a multiplex cinema at Fort Kinnaird.

Nearby Portobello offers open spaces and a seafront promenade, and the extensive Holyrood Park and Arthur's Seat parklands are very close by. There is also a good choice of well-regarded schools catering for all levels including Parsons Green Primary, St Johns Primary, Holyrood RC High School a few minutes' walk from the property, Duddingston Primary School and Portobello High School on Milton Road. This location gives good road links in and out of the city via the A1, with regular bus services available on Willowbrae Road.



Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale, other items may be available through separate negotiation.

A driveway provides off street parking and leads to a single garage with remote controlled up and over door. The property is set in extensive and well stocked garden grounds.

- Entrance Vestibule with tiled floor.
- Welcoming entrance Hall with carpeted staircase to upper floor. Under stair cupboard. Solid oak flooring.
- Bright and spacious Lounge with door to garden and additional windows with open outlook over the garden. Feature fireplace with wooden surround and marble effect hearth. Two shelved recesses with cupboards below. Solid cherry wood flooring.
- Modern and fully fitted Dining kitchen with matching wall and base units. Integrated gas hob and double oven. Ample granite work surfaces integrated sink with drainer. Integrated dishwasher. The washing machine and fridge/freezer are included in the sale. Ample space for large dining table and chairs. Patio doors provide direct access to the large rear garden. Window to side.
- Bedroom/Family Room with window to front. Feature fireplace with wooden surround. Dado rail.
- Double Bedroom with window to front. Built in mirrored wardrobes with hanging space and shelving.

- Further Bedroom / Home Office with window to side.
- Family Bathroom with white three piece suite comprising bath with electric shower above and shower screen, wash hand basin and WC. Mirrored bathroom cabinet. Frosted window to side.

Upper floor:

- Landing with attic access hatch. Large cupboard with eaves access hatch.
- Large Master bedroom with window to side. Extensive built in wardrobes provide excellent storage space.
- Further large Double Bedroom with window to side and Velux window to rear. Built in shelved cupboard.
- Stylish Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Access to extensive eaves storage space. Velux window to rear.



Viewing: By appointment telephone Agents 0131 524 3800

















EXTERNAL

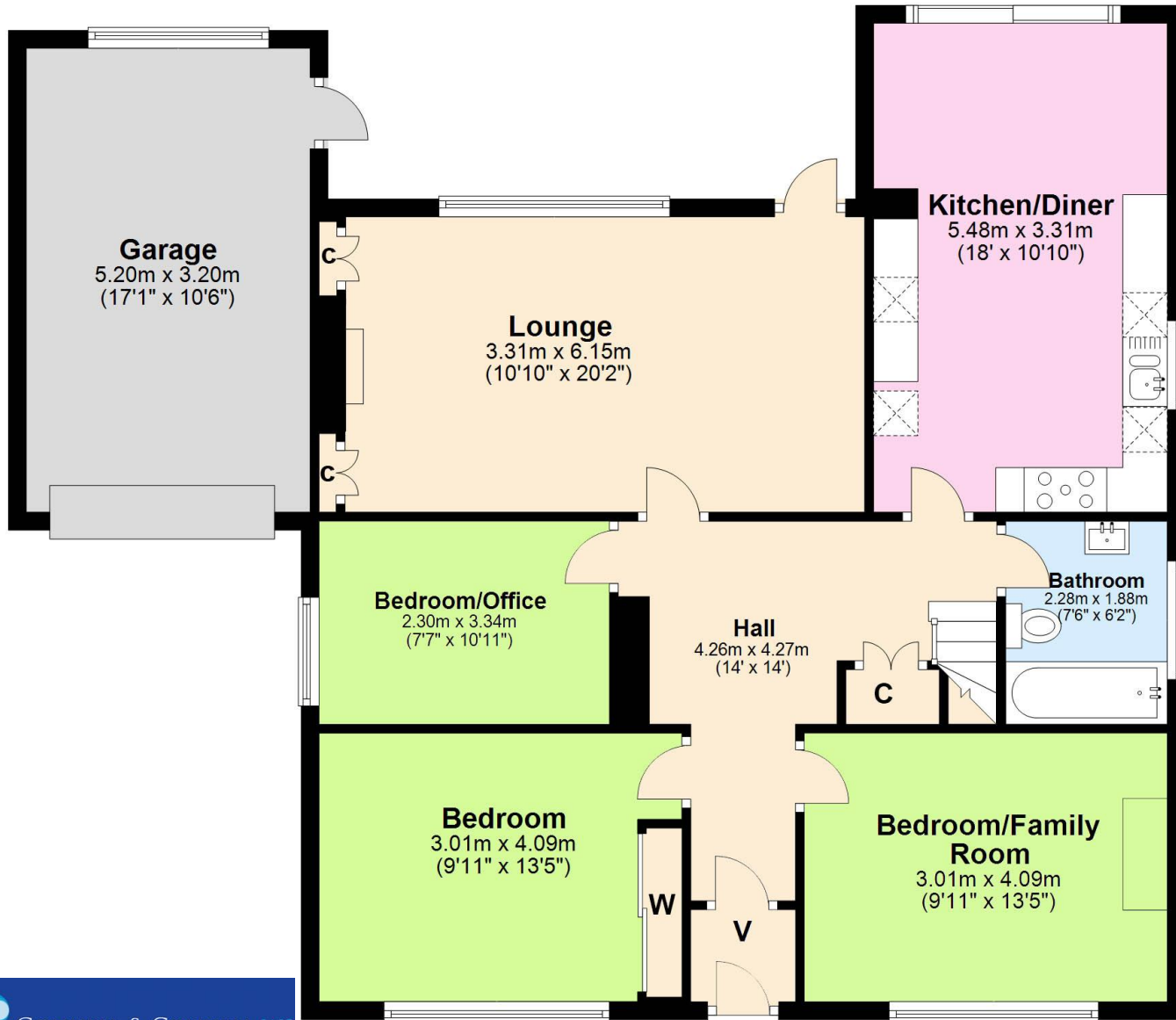
A driveway provides off street parking for 2 or 3 cars and leads to a large single garage with remote controlled up and over door, power and light. The front garden features a lawn bordered with a lovely array of plants and shrubs.

The large rear garden is fully enclosed and features a patio with space for garden furniture, well tended lawns and a superb selection of plants, shrubs and trees. Established vegetable plots. The Robinson greenhouse is included in the sale.

- EPC Band - D
- Council Tax Band - F

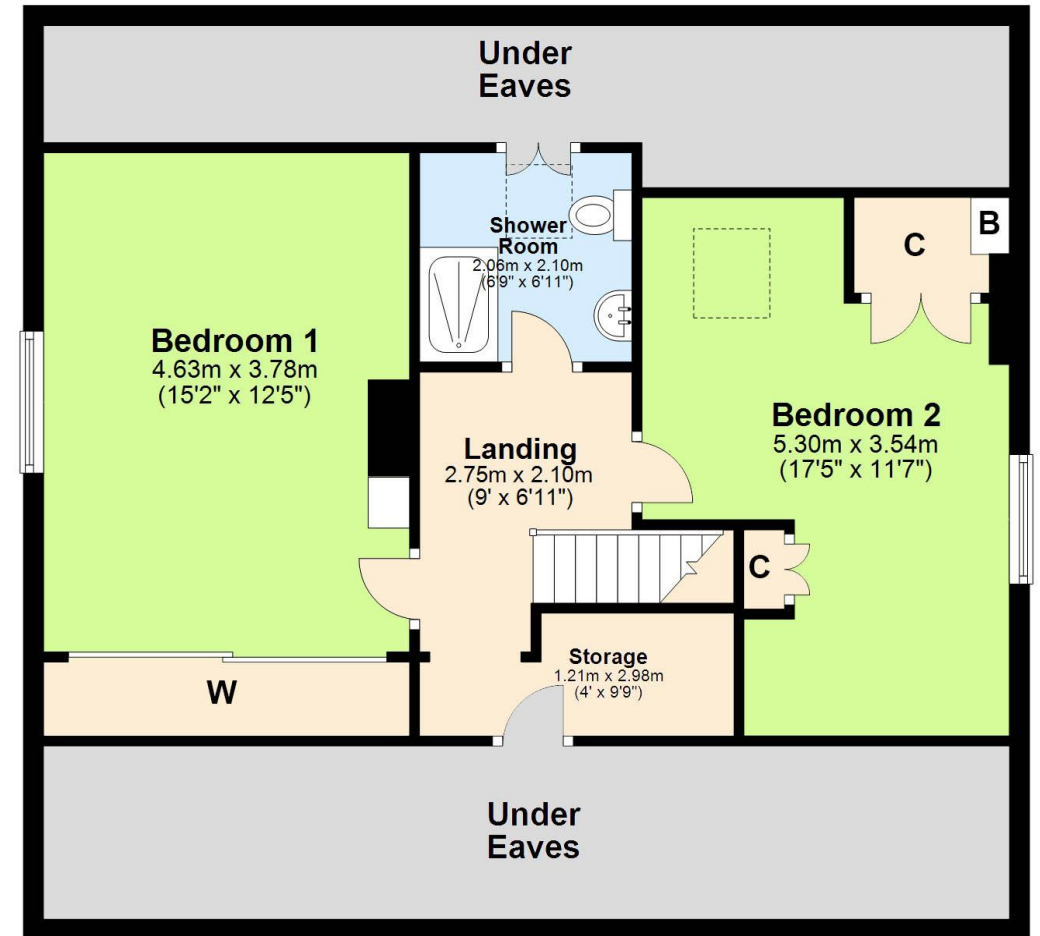
Ground Floor

Approx. 108.6 sq. metres (1169.0 sq. feet)



First Floor

Approx. 83.6 sq. metres (899.5 sq. feet)





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* Please contact us for a free consultation or valuation

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