





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



13 Southfield Road West
Edinburgh, EH15 1RH

High-quality Ashley Ann kitchen with quartz worktops & Quooker tap
Bright living room with feature panelling & full-height glazing to garden
Versatile snug/TV room or formal dining space
Three bedrooms over two floors, including en-suite upper bedroom
Luxury bathroom with walk-in shower & freestanding bath
Driveway, garage & large timber workshop with generous rear garden
EPC: Rating D
Council tax band: G
Gas central heating

This beautifully presented three-bedroom family home combines modern design, high-quality finishes, and versatile living spaces. The heart of the home is the stunning shaker-style kitchen by Ashley Ann, renowned for quality craftsmanship. It features quartz worktops, excellent storage including pull-out bins, stylish lighting, and a Quooker boiling-water tap. To the rear, space for a dining table leads to glazed doors that open into the impressive main living room.

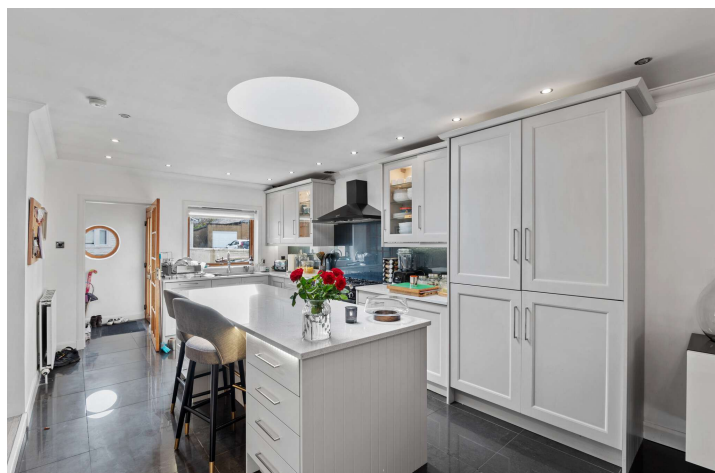
The living room is a wonderfully bright and inviting space, enhanced by characterful wall panelling, a dropped centre ceiling with contemporary lighting, decorative cornicing, and a full wall of glazed windows and patio doors opening directly onto the garden. The rear garden is mainly laid to lawn and offers exciting potential for future landscaping to create a seamless indoor-outdoor living experience.

Steps from the kitchen lead to a cosy snug/TV area, ideal for relaxing or alternatively used as a formal dining space. The lower level further comprises two generous double bedrooms, one with built-in wardrobes, and a sleek modern bathroom featuring a walk-in tiled shower, freestanding bath, and premium tiling throughout. The hallway offers excellent storage, while a practical utility room adds further convenience and functionality. A staircase leads to the third bedroom on the upper level, complete with its own en-suite shower room, providing a private and peaceful retreat. Additionally this property also offers a timber workshop in the rear garden—perfect for storage, hobbies, or a dedicated workspace. Garage with power and lighting and off road parking for multiple vehicles.

This exceptional home is perfectly suited to modern family living, offering style, space, and future potential in equal measure.

Location:

Situated in the established location of Duddingston this property is well placed for a wide selection of good amenities which include everyday shops, a choice of supermarkets and the Fort Kinnaird Retail Park all of which is within easy driving distance. The area also features good leisure and recreational facilities for residents to enjoy whilst also being within easy reach of the city centre. Regular transport links are ideal for commuters or for simply enjoying what the city centre has to offer. There are also good schools at both Primary and Secondary level within the local catchment area. Duddingston is also home the renowned golf course Duddingston is a short drive away.

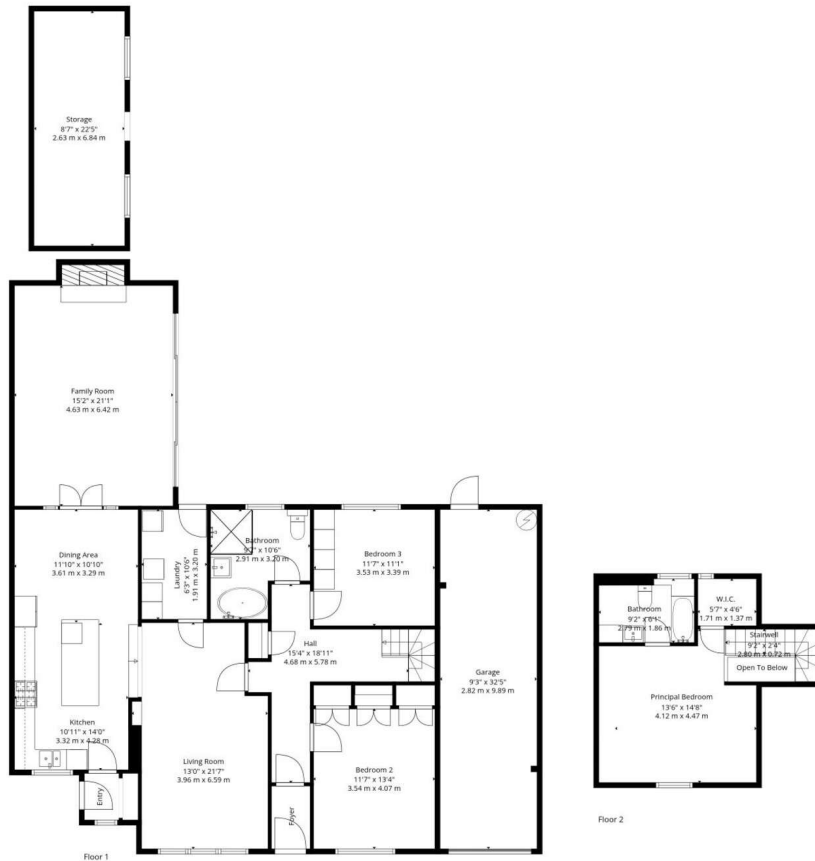












TOTAL: 1792 sq. ft, 167 m2

FLOOR 1: 1568 sq. ft, 146 m2, FLOOR 2: 224 sq. ft, 21 m2

EXCLUDED AREAS: GARAGE: 301 sq. ft, 28 m2, STORAGE: 195 sq. ft, 18 m2, FIREPLACE: 14 sq. ft, 1 m2,

STAIRWELL: 32 sq. ft, 3 m2, OPEN TO BELOW: 15 sq. ft, 1 m2, LOW CEILING: 54 sq. ft, 4 m2,

WALLS: 192 sq. ft, 19 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



PROPERTY DEPARTMENT
 7a Dundas Street Edinburgh EH3 6QG
 Telephone: 0131-225 4082 Fax: 0131-556 2079
 Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk





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