



RALPH SAYER
SOLICITORS & ESTATE AGENTS

14 Southfield Gardens West

Duddingston, Edinburgh EH15 1RL

14 Southfield Gardens W

Nestled in the coveted Duddingston area, a stone's throw from the serene Duddingston Loch and charming Figgate Park, awaits a truly exceptional detached bungalow. Discreetly positioned behind a paved driveway and attached single garage, this home has been meticulously extended and transformed to offer breathtaking, contemporary interiors and highly desirable open-plan living.

Step inside the inviting entrance vestibule, which flows seamlessly into a generous hallway, where rich solid wood flooring flows seamlessly into the social heart of the home. Discover a family room that effortlessly transitions into a stunning, west-facing kitchen and dining room, where bi-fold doors create a harmonious connection with the outdoors. A peninsular unit defines the kitchen, boasting luxurious quartz worktops, a full suite of integrated appliances, and an American-style fridge/freezer, complemented by a convenient pantry and spacious utility room. The family room is enhanced by a bespoke bookcase cleverly concealing a projector screen. To the front of the property, an elegant sitting room awaits, complete with a welcoming wood-burning stove and stylish plantation shutters. Two well-appointed double bedrooms, (the primary bedroom featuring built-in wardrobes), a versatile workspace, and a luxurious family bathroom with electric under-floor heating, a bathtub, and a separate enclosure complete the ground floor. Ascending the stairs, you'll find two further bedrooms and a bright shower room, offering a picturesque view of Arthur's Seat.

Gardens

The property boasts an private and secluded west facing rear garden, comprising a deck seating area and a large lawn framed by mature shrubs and trees.

Parking

The property benefits from an attached single garage and paved front driveway that comfortably accommodates three vehicles.

Home Report Value - £600,000



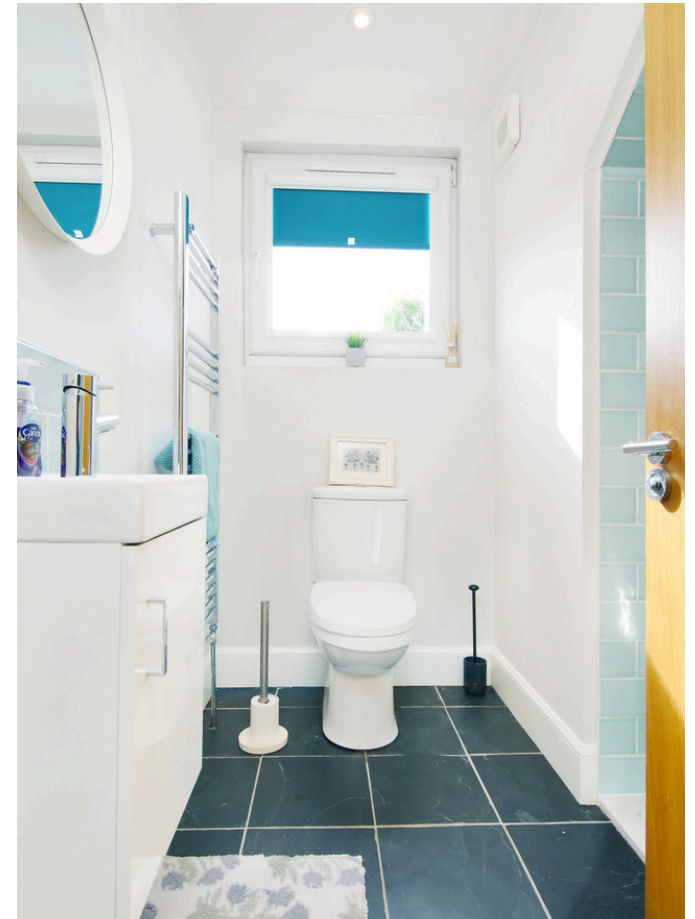


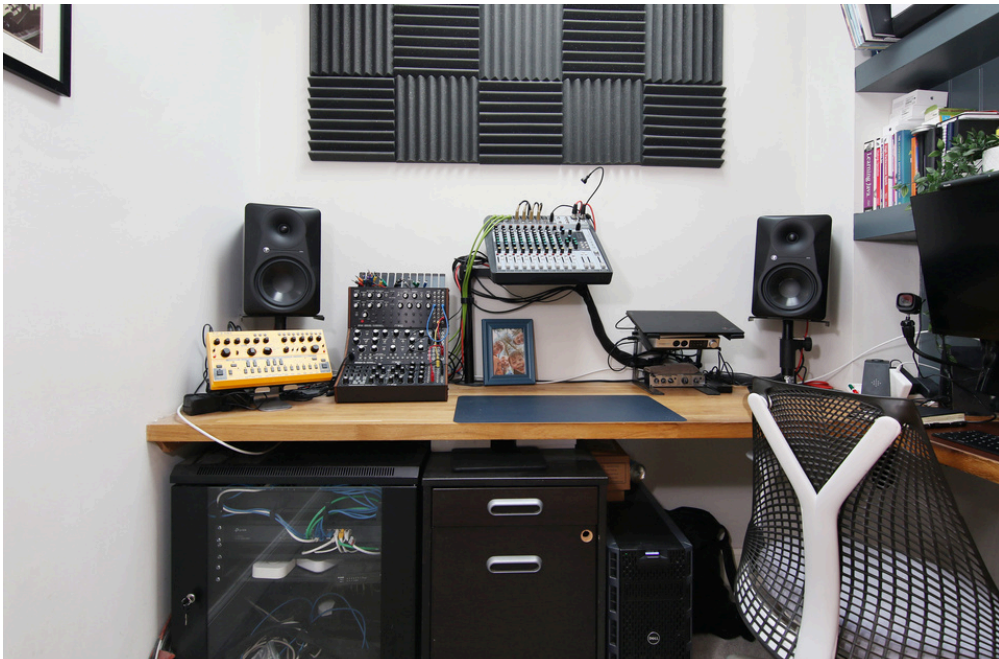


Outstanding family
accommodation, located
in desirable Duddingston











Property Summary



- Located in desirable Duddingston
- Detached bungalow, extended to a meticulous finish
- Elegant sitting room with wood-burning stove
- Impressive kitchen & dining room with bi-fold doors
- Pantry & spacious utility room
- Family room
- Versatile work space (home office)
- Three double bedrooms (one with built-in wardrobes)

- Single bedroom
- Stylish four-piece family bathroom with underfloor heating
- Shower room
- Gas central heating & double glazing
- Single attached garage with paved driveway
- Pretty west facing garden, mainly laid to lawn
- EPC Rating - C | Council Tax Band - F

Extras: all fitted floor coverings, plantation blinds, bespoke bookcase with integrated projector screen and all kitchen appliances (including American style fridge/freezer), included in the sale.



FIGGATE PARK



VIEW FROM PROPERTY



DUDDINGSTON LOCH



Duddingston

Duddingston is a highly desirable, residential suburb, lying just east of the city centre. At it's heart is the charming, conservation village of Duddingston, formley part of a 12th Century Estate, encompassing the present Holyrood Park, Arthurs Seat and Duddingston Loch.

Local shopping at Meadowbank and Portobello cater for your day to day needs, with more extensive shopping found at Fort Kinnaird.

Nearby Portobello offers the beach and promenade, along with it's swim centre and Turkish baths, while the extensive parklands of Holyrood Park and Figgate park offer a variety of leisure opportunities, along with Duddingston and Prestonfield golf courses. There is excellent schooling locally , from primary through to secondary.

Easy access into the city centre, by way of regular bus services or by car, and the A1 and city by pass are within easy reach.

Let us help you find your next
dream property!



RALPH SAYER
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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

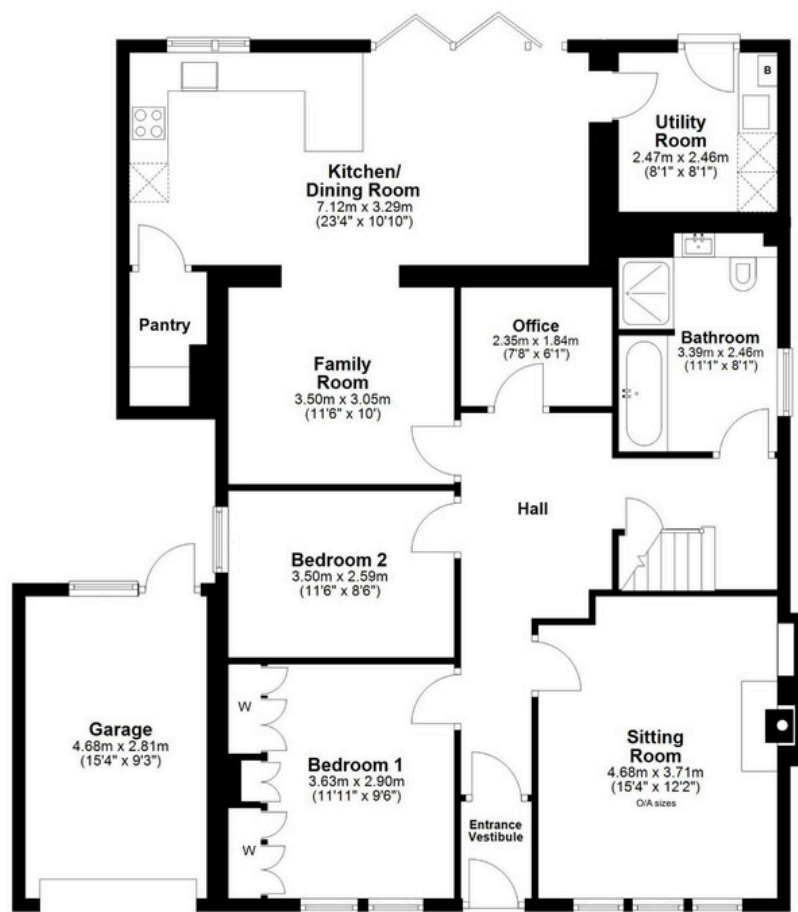


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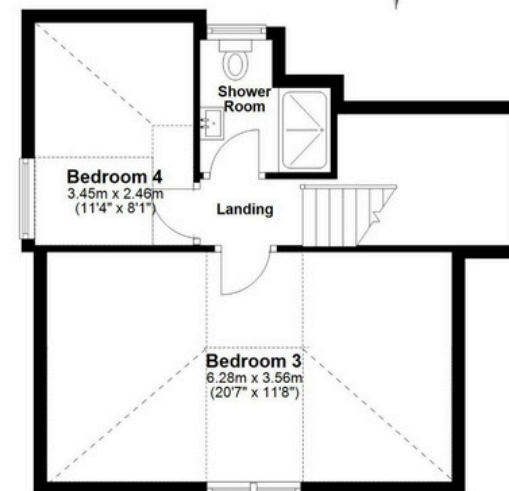
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 118.9 sq. metres (1279.5 sq. feet)

Total Area: approx.
162.2 sq. metres (1745.8 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)