



27 Southfield Farm Grove
DUDDINGSTON | EDINBURGH | EH15 1SR


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Set on a quiet, leafy cul-de-sac moments from Holyrood Park and Portobello beach is this immaculately presented three bedroom semi-detached house with private front and back gardens and garage. The property, offered to the market in move in condition would make an ideal family home in a highly sought-after location.

The accommodation comprises welcoming entrance hallway, bright lounge/dining area with sliding patio doors, contemporary modern kitchen with attractive units including gas hob, oven and fan, washing machine and gives access to the rear garden. Upstairs boasts three well-proportioned bedrooms with built in storage and the property is completed by a stylish bathroom with shower and wc. Externally the fully enclosed rear garden has a patio, decking area and shed and there is a further front garden and single garage. The property also benefits from gas central heating, double glazing and a partially floored attic.

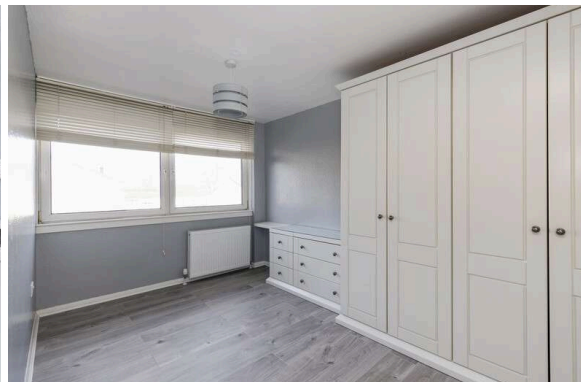
- Quiet cul-de-sac
- Close to Arthur's Seat
- 3 Bedroom Semi-detached house
- Welcoming hallway
- Bright lounge with space for dining
- Contemporary kitchen
- Stylish bathroom
- Front and Rear gardens and single garage

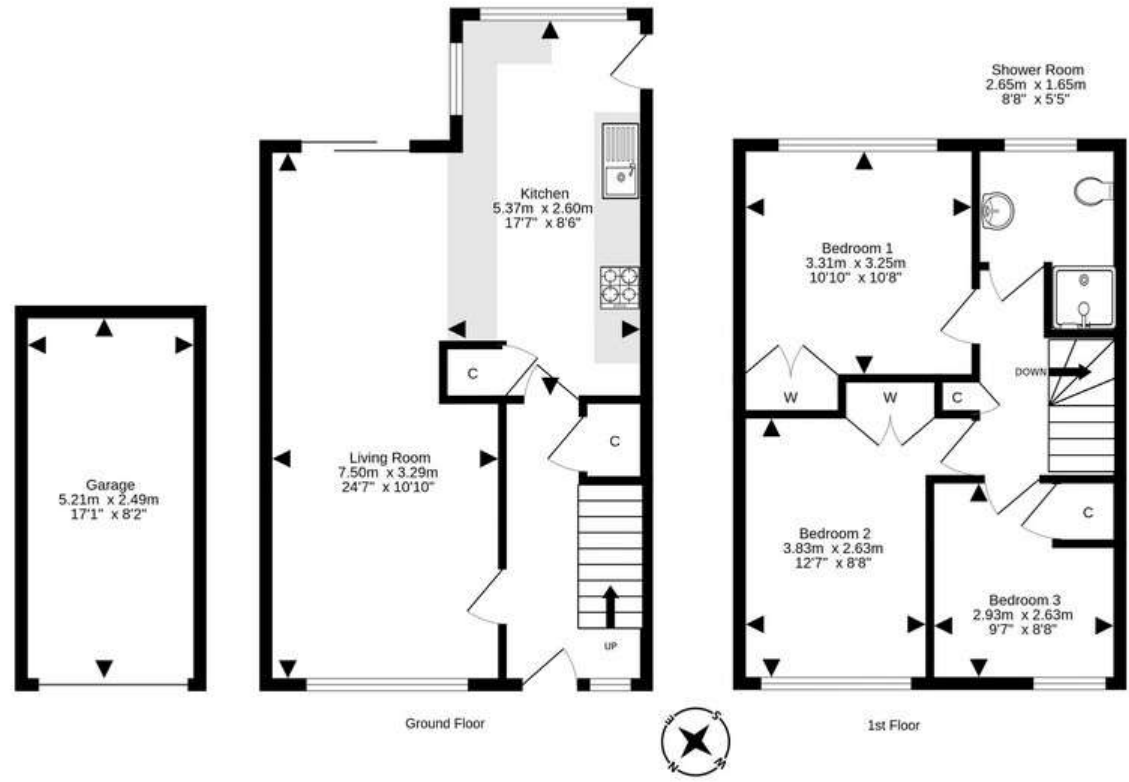
All curtains, blinds, light shades, the washing machine and bedroom furniture from bedroom one and two will be included in the sale. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offer a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools, including Duddingston Primary, St John's RC Primary School, Portobello High School and Holy Rood RC High School and its close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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