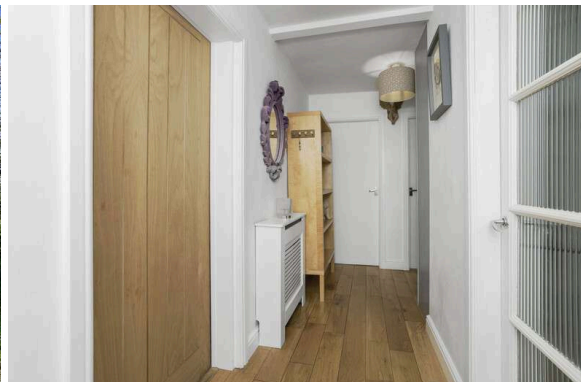




15/5 Meadowfield Gardens
DUDDINGSTON | EDINBURGH | EH8 7NT


warners
solicitors & estate agents



15/5 Meadowfield Gardens

DUDDINGSTON | EDINBURGH | EH8 7NT

Viewing is highly recommended to appreciate the stylish look of this two bed top floor apartment with balcony, which boasts a tucked away, off road position and a most pleasant leafy outlook. The green expanse of Holyrood Park is only a short walk away, and transport links and great amenities are within easy reach.

This most appealing flat is ready to move into and offers all modern comforts. Its sought after position in a quiet lane allows a leafy outlook from every window, and also from the balcony, which is not overlooked. The accommodation includes a comfortable public room, ideal for relaxing or entertaining, a balcony with space for sitting out, kitchen fitted with modern grey units and solid wood worktops, two double sized bedrooms with wall to wall built-in wardrobe space, and bathroom featuring a modern white suite. There is an external store cupboard on the ground floor, perfect for storing bikes, shared gardens for use by the residents to the rear of the building, plus an area of public amenity ground a little further along the lane.

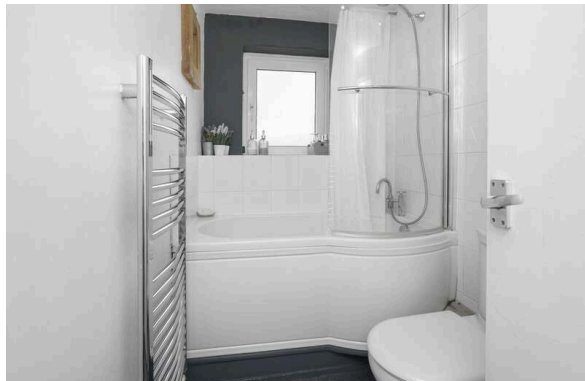
- Superb tucked away position with lovely leafy outlook
- Entrance hall with cupboard space
- Living/dining room
- Balcony with separate shelved storage cupboard
- Attractively fitted kitchen
- Two double bedrooms, both with built-in storage
- Modern bathroom
- Gas central heating and double glazing
- External store cupboard on ground floor
- Shared rear garden
- Unrestricted on-street parking

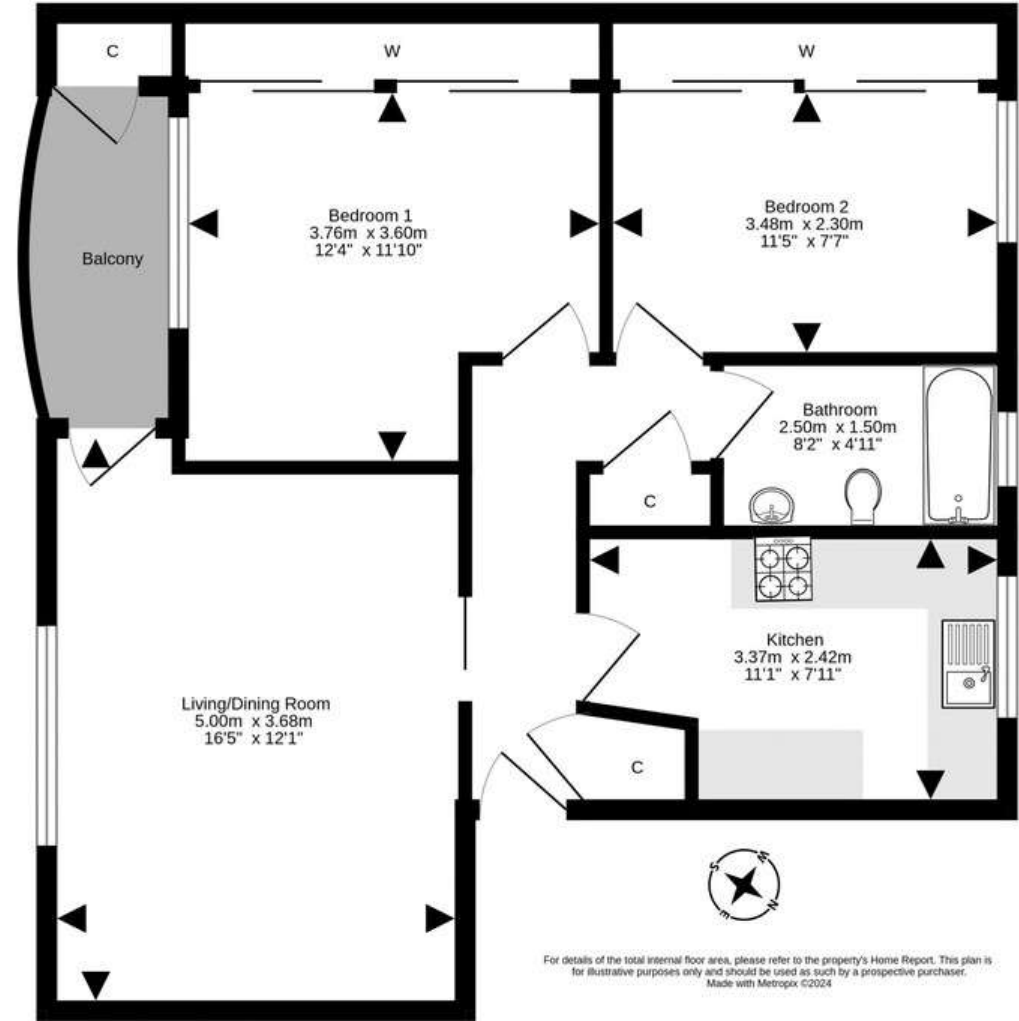
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The fridge freezer, washing machine, dishwasher and oven will be included in the sale. Please be advised the white goods come with no guarantee. EPC Rating C.

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 offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, only a very short walk away, to a round of golf at Duddingston Golf Club or on Portobello Golf Course. Local shops can be found at neighbouring Meadowbank and nearby Portobello's High Street is lined with an array of traditional shops and businesses, plus several thriving cafés, pubs and restaurants. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links. The Edinburgh City Bypass and the A1 allow swift and convenient travel further afield.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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