



26 Southfield Road West
DUDDINGSTON | EDINBURGH | EH15 1RJ

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Nestled on a quiet street in the heart of Duddingston, moments from Portobello beach and the vast open green spaces of Arthur's Seat is this spacious semi-detached house. Boasting large garden grounds including a South facing rear garden and a driveway, this extended property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance porch and hallway, a bright dual aspect lounge with generous dining space and French doors leading to the rear garden, a fitted kitchen with pantry cupboard and downstairs is completed by a full length extension with double bedroom and wet room. Following up a carpeted staircase the upper level enjoys two large double bedrooms (both with built-in storage), a single bedroom and the home is completed by a main bathroom with white three piece suite. Externally the expansive South facing rear garden offers a high degree of privacy and is mainly laid to lawn with mature trees and shrubs and with a summerhouse.

- Semi-detached house on quiet street in the heart of Duddingston
- Close to Portobello beach and good local schools
- Welcoming porch and hallway
- Bright dual aspect lounge
- Fitted kitchen
- Four bedrooms
- Two bathrooms
- Large garden grounds and driveway

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



The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity including Fort Kinnaird shopping and leisure complex. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities which include the beach, a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.

EPC D, Council tax band D. There is no factoring cost associated with this property.

Extras included in this sale are the under counter appliances in the kitchen and curtains throughout.





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