



14/1 Meadowfield Drive
DUDDINGSTON | EDINBURGH | EH8 7NZ


warners
solicitors & estate agents



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Set on a peaceful residential street just a short stroll from the stunning open spaces of Holyrood Park and Arthur's Seat, this beautifully presented ground floor apartment offers an ideal opportunity for first-time buyers or those seeking a home in a quiet yet well-connected location.

The property is in true move-in condition and benefits from modern double glazing, efficient gas central heating, and both private and communal garden spaces. Free on-street parking adds further convenience.

The accommodation comprises a welcoming entrance hallway with a generously sized storage cupboard, a bright and spacious lounge, and a contemporary kitchen fitted with stylish units and finishes. There are two well-proportioned double bedrooms, and the home is completed by a sleek and modern shower room.

Externally, the property enjoys a private front garden laid to lawn, with a well-maintained communal garden to the rear – perfect for relaxing outdoors.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

- Quiet street just moments from Holyrood Park and Arthur's Seat
- Ground-floor position with private front lawn and shared rear garden
- Immaculate, turnkey interior finish
- Bright lounge, stylish kitchen, and two generous double bedrooms
- Modern double glazing and efficient gas central heating
- Free on-street parking in a well-connected location

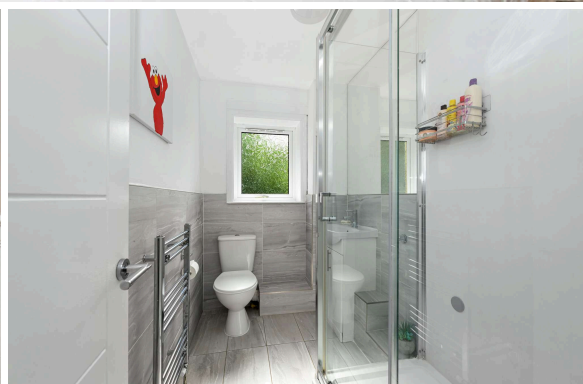
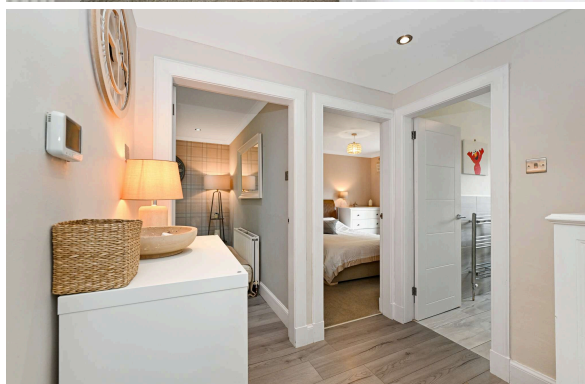
Energy rating C, Council tax band B. There is no factor associated with this property.

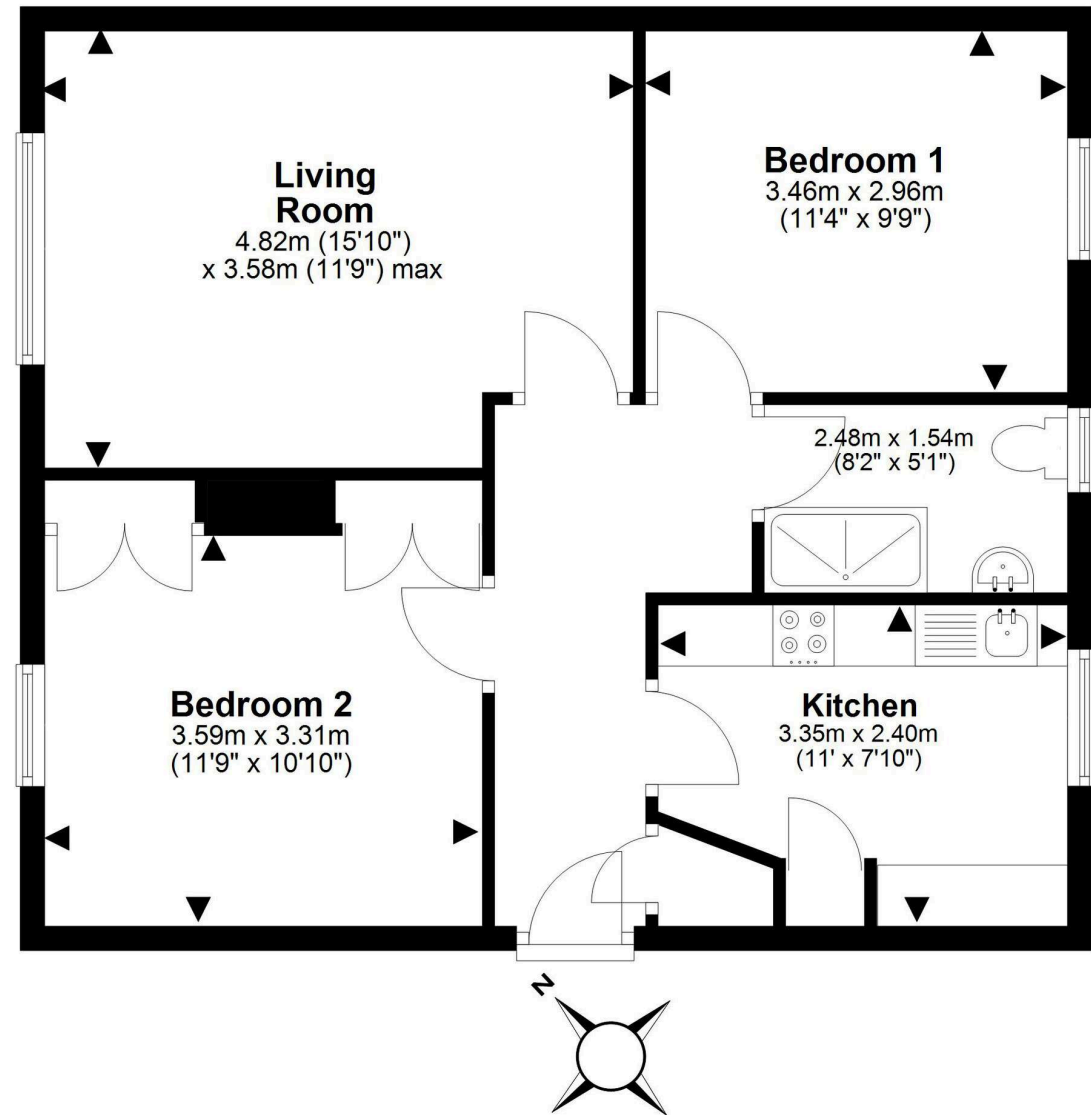
Extras included in this sale are all curtains, blinds, and washing machine.

PRICE & VIEWING: Please refer to our website, www.warnersllp.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, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include 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.





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