

73 MEADOWFIELD TERRACE
DUDDINGSTON, EDINBURGH, EH8 7NU

CURRAN & CO
PROPERTY



73 MEADOWFIELD TERRACE DUDDINGSTON, EDINBURGH, EH8 7NU

OFFERS OVER £440,000



- Expansive Plot on Quiet Residential Street
- Charming Semi-Detached House
- Flexible, Family-Sized Accommodation
- Gas Central Heating via Newly Installed Boiler
- Move-in Condition with New Carpets & Décor
- Off-Street Parking & Substantial Gardens
- Prime Duddingston Location Near Arthur's Seat
- Extension or Development Potential (STC)



Description

Rarely available and set on an exceptional plot in the heart of sought-after Duddingston, this charming four-bedroom semi-detached home presents a unique opportunity to acquire a property defined by space, privacy, and future potential.

Situated on a quiet residential street, the property is just a short walk from the open green spaces of Arthur's Seat and Holyrood Park, while remaining within easy reach of local amenities and transport links.

Occupying a significantly larger-than-average plot for the area, the property enjoys a generous frontage with private driveway and a remarkably deep rear garden, creating a sense of space seldom found so close to Edinburgh's city centre. The extensive grounds are a standout feature, comprising expansive lawned areas, mature trees and planting, established borders, and a variety of seating and recreational spaces. The garden offers a high degree of privacy and

presents excellent potential for further landscaping, extension, or development (subject to a buyer obtaining the necessary consents).

Internally, the property provides well-proportioned and flexible accommodation throughout. The ground floor comprises a welcoming entrance hallway with useful storage, a bright and spacious living room with feature gas fireplace and direct access to the garden, and a modern fitted kitchen with freestanding cooker and washing machine, and side access. A bay-windowed dining room, which can also serve as a fourth double bedroom, adds further versatility, alongside a convenient WC.

Upstairs, the property offers generous double bedrooms, two of which are doubles with fitted storage, and a contemporary fully tiled shower room. The home has been recently redecorated and further benefits from newly fitted carpets, gas central heating via a newly installed combi boiler, and double glazing throughout.

The scale and versatility of the plot ultimately set this property apart. Whether for families seeking substantial outdoor space, buyers looking to extend, or those exploring longer-term development potential, this is a rare opportunity to secure a home of this nature in one of Edinburgh's most desirable residential areas.

Extras

The freestanding cooker and washing machine are included in the sale

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band E.

Note

Some images used in marketing this property have been virtually staged. It should be noted that this property is unfurnished.





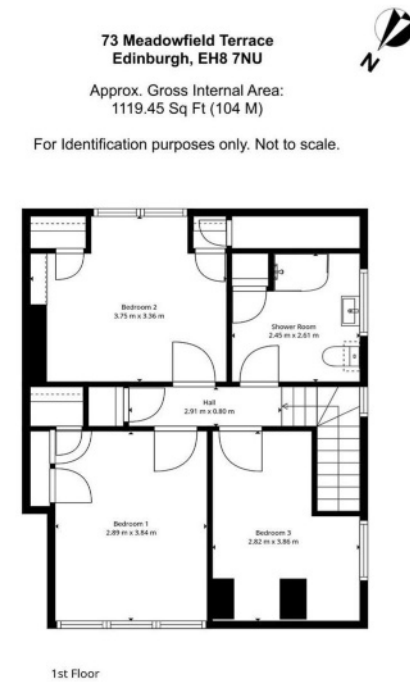
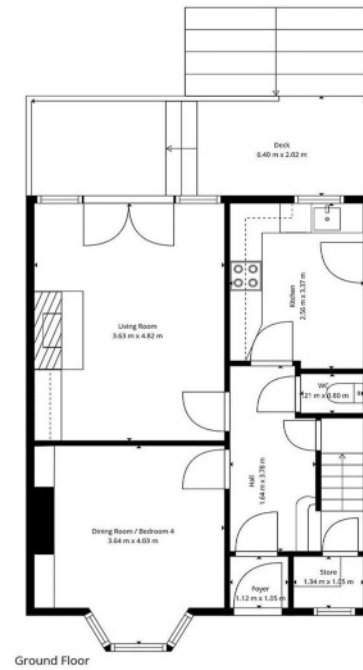
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



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Edinburgh, EH8 7NU

Approx. Gross Internal Area:
1119.45 Sq Ft (104 M)

For Identification purposes only. Not to scale.



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.