



5 Southfield Farm Grove
DUDDINGSTON | EDINBURGH | EH15 1SR


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Situated in the highly sought-after Duddingston area of Edinburgh, this thoughtfully extended semi-detached home offers flexible and spacious family accommodation, complemented by a beautifully landscaped rear garden and excellent off-street parking.

A monobloc driveway to the front provides convenient private parking, while the welcoming entrance hall leads into a bright and generously proportioned bay-windowed living room. To the rear, the home has been extended to create an impressive dining room, offering an ideal space for family meals and entertaining, with direct access to the fitted kitchen. The ground floor extension also incorporates a versatile third bedroom, perfect as a guest room, home office or playroom.

Upstairs, the property features two well-proportioned double bedrooms, one benefiting from fitted wardrobes, together with a contemporary bathroom with shower over bath. Excellent built-in storage is provided throughout the home.

Externally, the landscaped rear garden has been designed for ease of maintenance and enjoyment, featuring a patio seating area, a neat lawn and attractive planted shrubbery, creating a private setting for outdoor dining and relaxing. A lockable gate provides garden access from the side. A detached garage provides additional storage with a driveway allowing off-street parking.

Offering generous accommodation in a popular residential location close to excellent local amenities, reputable schools and convenient transport links into the city centre, this is an outstanding opportunity for families and professionals alike.

- Thoughtfully extended semi-detached family home in a quiet cul-de-sac in sought-after Duddingston
- Spacious living room, generous dining room and fitted kitchen
- Flexible three-bedroom layout with ground floor bedroom/home office
- New boiler fitted 2025, with Hive controls
- Security alarm
- Floored attic space offering additional storage.
- Landscaped rear garden with patio, lawn and planted borders
- Monobloc driveway and detached garage providing excellent parking
- Close to excellent schools, local amenities, transport links and green spaces

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



All curtains, blinds, light fittings, fridge/freezer, cooker/microwave, washing machine, and wine fridge will be included in the sale. There is also an integrated 6.1 speaker system, which will also be included in the sale.

Energy Rating D, Council Tax band E

Located to the east of Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Village and 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, to a round of golf at Duddingston Golf Club or Portobello Golf Course, while Figgate Park is located just across the road from the property. The area is served by fantastic local services and amenities, with a Tesco Express and petrol station nearby, and on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafes, pubs and restaurants. Fort Kinnaird retail is a short drive away. 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 and Portobello High School, and its 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.





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.