



30/4 Meadowfield Drive
DUDDINGSTON | EDINBURGH | EH8 7PA


warners
solicitors & estate agents



30/4 Meadowfield Drive

DUDDINGSTON | EDINBURGH | EH8 7PA

Set on a quiet street, moments from Holyrood Park and Arthur's Seat is this immaculately presented upper villa with panoramic open scenic green views. The property boasts double glazing, gas central heating, a well-kept communal garden and free on street parking and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright lounge with picture window, generous dining space and access to the stunning fully enclosed balcony with a pleasant outlook, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (master with built in mirrored wardrobe) and the flat is completed by a stylish and elegant bathroom with shower over bath. Externally there is a large communal garden to the rear.

- Upper villa nestled along Holyrood Park
- Close to excellent schools and Portobello Beach
- Welcoming hallway with storage cupboard
- Bright lounge with picture window and enclosed balcony
- Contemporary kitchen
- Two large double bedrooms
- Exquisite bathroom with shower over bath
- Large communal garden
- Gas central heating and double glazing.

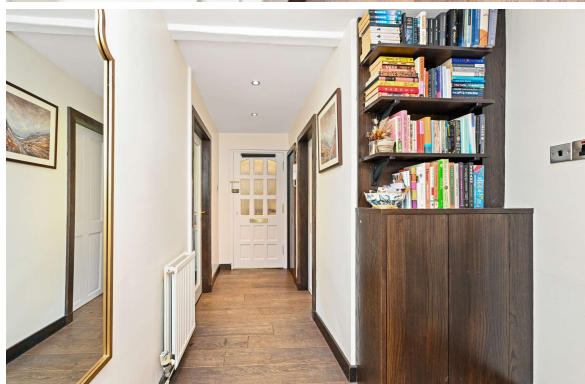
Energy Rating C. Council Tax C.

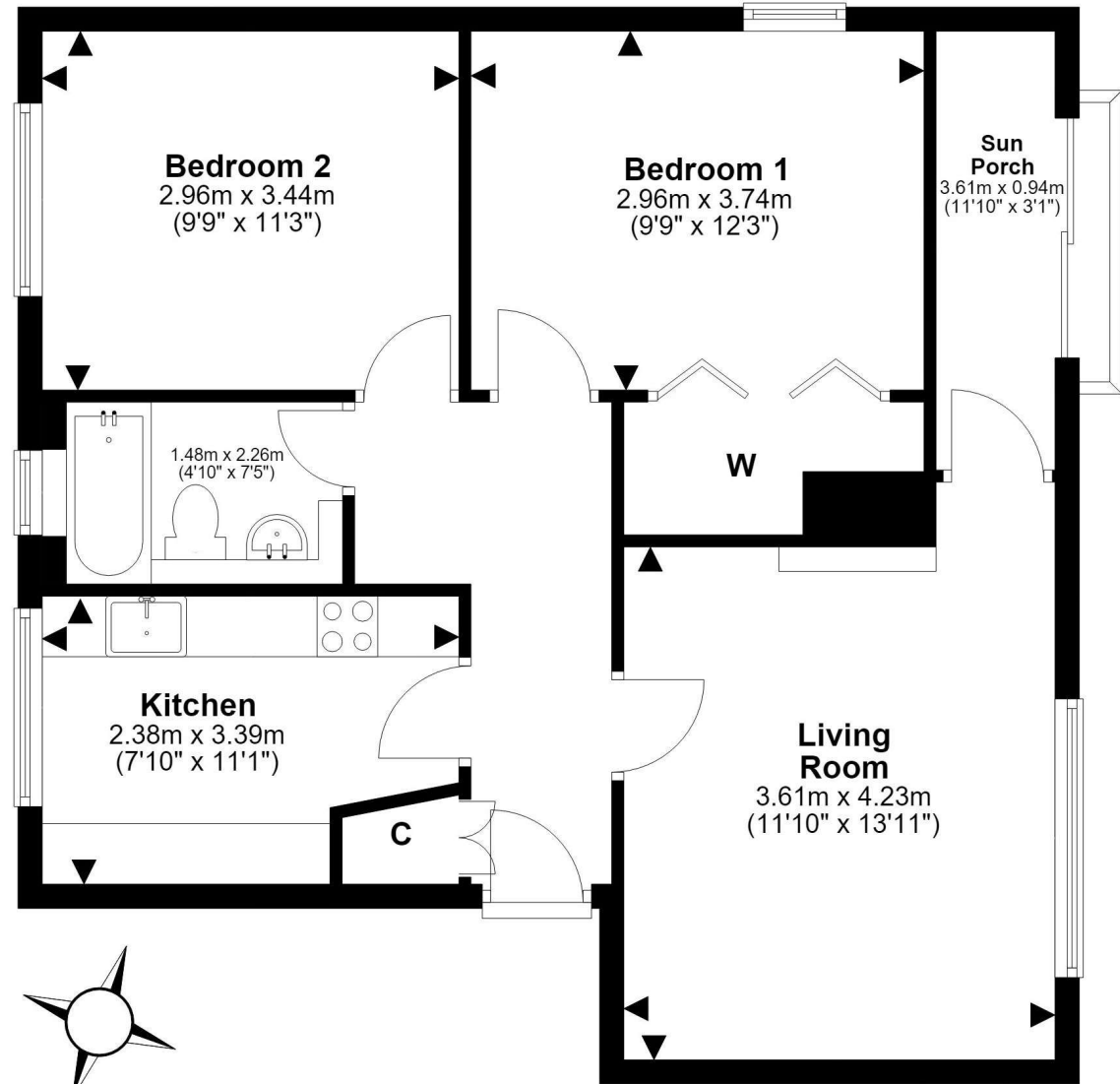
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 offer 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. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafes, pubs and restaurants. 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. Its close 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.

Extras Fixtures and fittings, curtains, blinds, oven, hob, washing machine, and fridge





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.