



36 Meadowfield Drive, Duddingston, Edinburgh, EH8 7LX

Attractive three-bedroom end-terraced family home with gardens, external garden room & workshop

URQUHARTS
EDINBURGH



DESCRIPTION

36 Meadowfield Drive is an attractive and well-proportioned three-bedroom end terraced house with private garden, external garden room and workshop. Superbly situated in the popular Duddingston area next to Meadowfield Park, with excellent local amenities, transport links and schools within easy reach and is a convenient distance to the city centre & surrounding areas.

Welcoming entrance hall with under stair storage; bright and spacious living room / dining room with dual aspect outlook over the front and rear, with sliding patio door to the rear garden; fitted breakfasting kitchen with wall & base units, appliances and breakfast bar; three good-sized double bedrooms; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Three double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained front, side and rear gardens, with an enclosed rear garden mainly laid to lawn with patio area. External garden room and workshop with additional store. Unrestricted on-street parking.

LOCATION

Duddingston is a popular residential area lying a short distance to the east of the city centre. Local shops cater for everyday needs including a Tesco Express and Co-op, with a Morrison's on Portobello Road, an ASDA at the Jewel, and more extensive shopping available at Meadowbank and Fort Kinnaird Retail Park, all within easy reach. For those who enjoy the outdoors, Meadowfield Park is directly opposite the property, with Duddingston Loch and Bird Sanctuary, Holyrood Park and Arthur's Seat all within a short distance. Leisure and recreational facilities include the Commonwealth Swimming Pool, the famous Sheep's Heid Inn, and several renowned golf courses including Duddingston & Prestonfield House. Leith, Portobello beach & promenade and Musselburgh are only a few miles away offering a further choice of specialist shops and services. Catchment schools in the area include Parsons Green Primary, St John's RC Primary School, Portobello High, and Holyrood RC High, with





the University of Edinburgh's Moray House Campus, Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus nearby. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing. Brunstane and Waverley train stations, and York Place tram terminus is within short distance for commuters.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

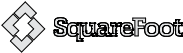
The property has a Council Tax Band **D**

The property has an Energy Rating Category **D**

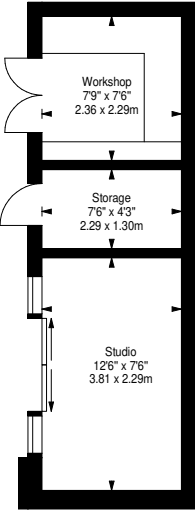
Tenure Freehold



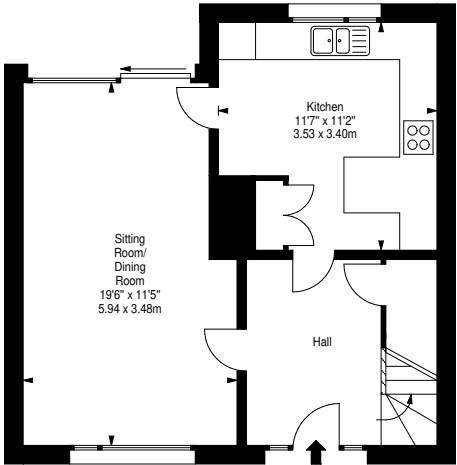
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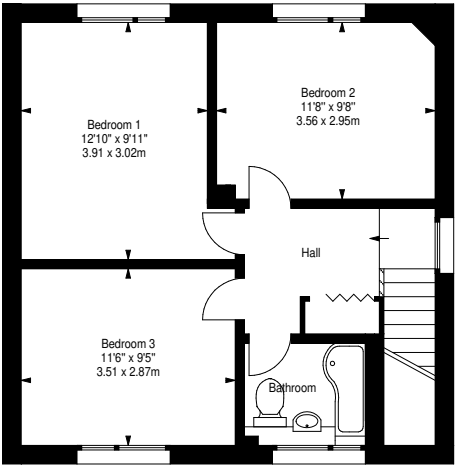
Approx. Gross Internal Area
978 Sq Ft - 90.86 Sq M
Workshop, Storage & Studio
Approx. Gross Internal Area
191 Sq Ft - 17.74 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



NOTES
1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.