

OFFERS OVER £350,000

11 Southfield Gardens West  
Edinburgh, EH15 1RL

drummondmiller  
Solicitors & Estate Agents



- Generously proportioned 3-bed end-of-terrace house with large drive and private garden
- Spacious sitting and dining room
- Large private garden with decking
- Kitchen offering ample storage and generous worktop space
- 2-car drive with a single-car garage
- EPC D

### Description

Drummond Miller is delighted to present this three-bedroom end-terrace home in the popular residential area of Duddingston.

The property opens into a bright vestibule leading to a main hall with under-stair storage and a cloakroom. The ground floor features a spacious sitting and dining room with direct access to the private rear garden, along with a well-appointed kitchen offering ample storage and worktop space.

Upstairs are three well-proportioned bedrooms. The principal double bedroom includes large fitted wardrobes, while the second double bedroom also benefits from built-in storage. The third bedroom is ideal as a guest room or home office. A family bathroom completes the upper level.





### Central Heating and double glazing

There are uPVC double-glazed windows throughout and gas central heating.

### Garden and parking

The property benefits from a large rear garden with decking and patio terrace, bordered by mature plants and shrubs.

There is ample unrestricted on-street parking as well as a single garage and a private driveway with space for 2 cars.

### Location

Duddingston is a highly sought-after residential suburb, located just to the east of Edinburgh's city centre. At its heart lies the charming conservation village of Duddingston, once part of a 12th-century estate that today encompasses the stunning landscapes of Holyrood Park, Arthur's Seat and Duddingston Loch.

Everyday shopping needs are well served by nearby Meadowbank and Portobello, while a wider range of high street retailers and leisure facilities can be found at Fort Kinnaird.

The vibrant seaside area of Portobello offers a beautiful beach and promenade, along with a popular swim centre and historic Turkish baths. For outdoor pursuits, residents can enjoy the expansive green spaces of Holyrood Park and Figgate Park, as well as nearby golf at Duddingston Golf Club and Prestonfield Golf Club.

The area also benefits from a strong selection of well-regarded schools, providing education from primary through to secondary level.

### Council Tax and EPC

Council Tax band E and has a D-rated Energy Performance Certificate.

### Home Report

The property has been valued at £360,000 and a link to the Home Report is available from the ESPC website.

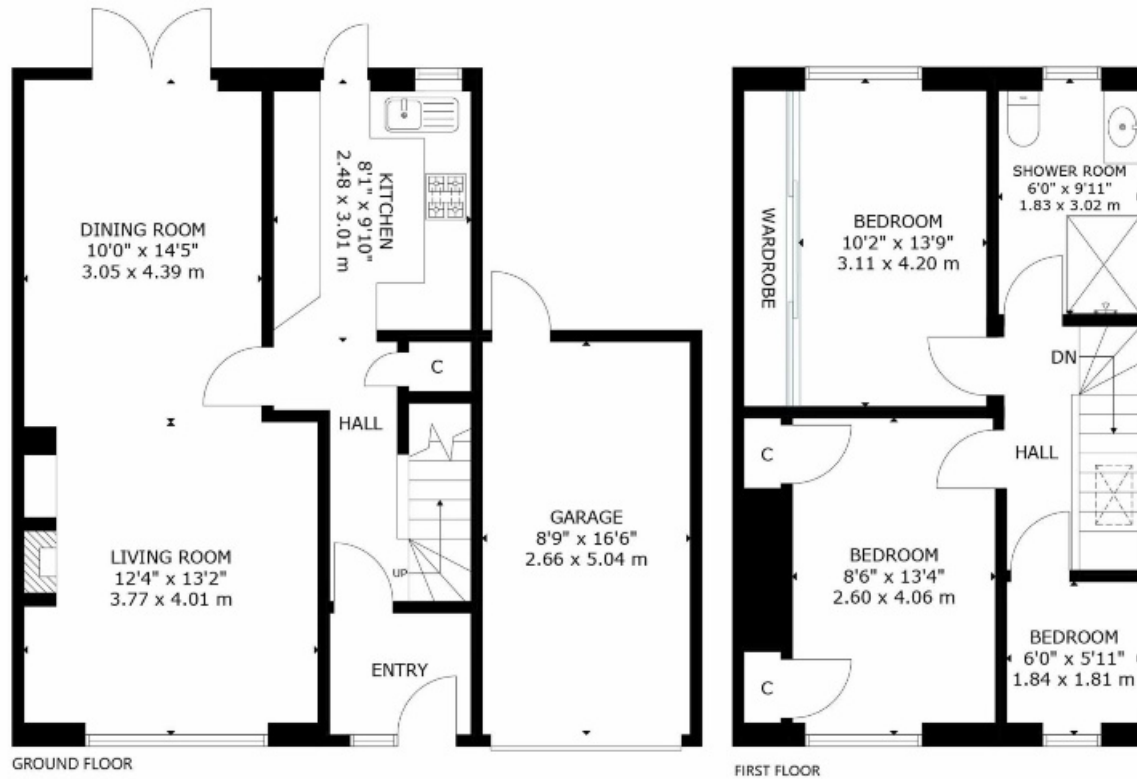
### Viewing

By appointment only, telephone 0131 229 3399.

### Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





11 SOUTHFIELD GARDENS WEST, EDINBURGH, EH15 1RL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 979 SQ FT / 91 SQ M  
 GARAGE 144 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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