

**14 Southfield Gardens
West
Edinburgh EH15 1RL
Offers Over £625,000**

- Large living room featuring log burning stove
- Open plan kitchen/living/dining room with bi-fold door access to garden
- Kitchen fitted with a range of floor and wall mounted units, gas hob, electric oven, microwave, breakfast bar and large pantry cupboard
- Four double bedrooms
- Study/office
- Family bathroom with three-piece suite and mains walk in shower
- Shower room with two-piece suite
- Utility room
- Private back garden with decking
- Off-street parking via driveway and single garage
- Electric car charging point

**Council Tax Band: F
Tenure: Freehold**



2



4



2



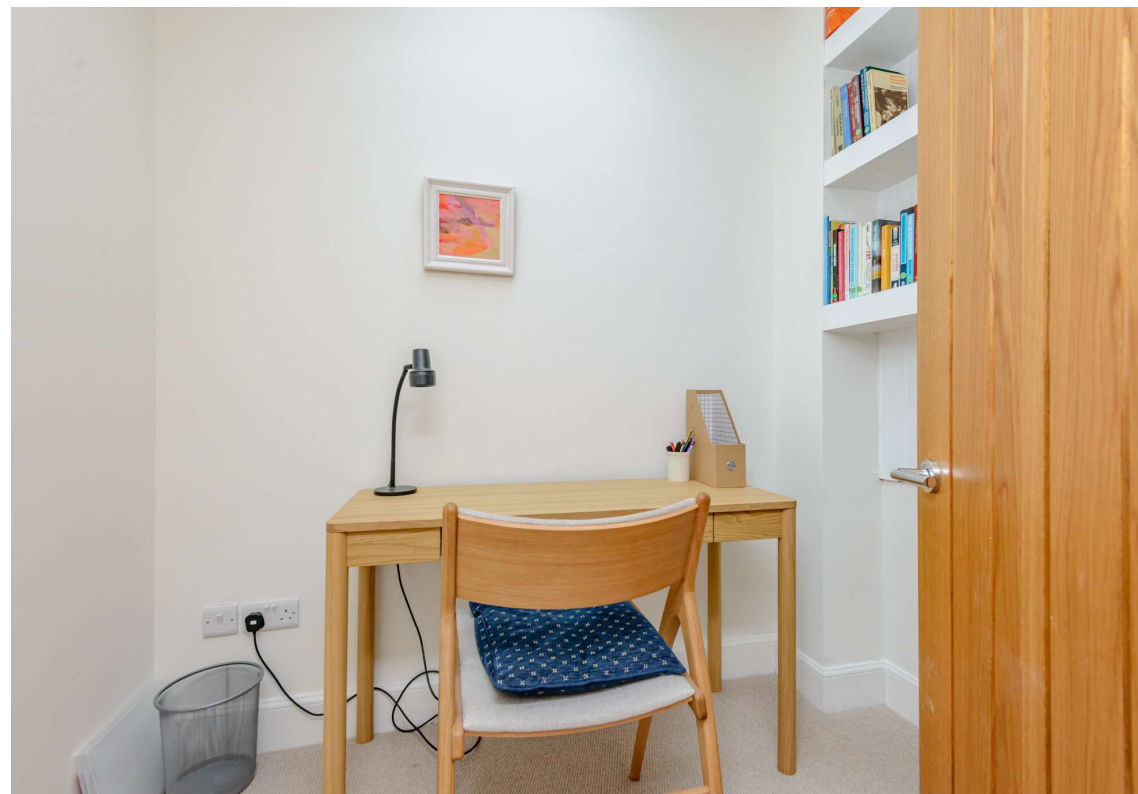
EPC C



Detached Bungalow

14 Southfield Gardens West is a beautifully presented detached bungalow, ideally situated in the highly sought-after area of Duddingston. Offered in true turnkey condition, this exceptional home boasts four generous double bedrooms and provides superb, flexible accommodation perfectly suited to modern family living. Early viewing is highly recommended to avoid disappointment. The accommodation comprises a large lounge featuring a charming log-burning stove, creating the perfect space to relax and unwind with family and friends. At the heart of the home lies an impressive open-plan living, kitchen and dining area to the rear of the property. Flooded with natural light through bi-fold doors opening onto the large south-west-facing garden, this fantastic space is ideal for both everyday family life and entertaining. The open-plan space and hallway benefit from light oak wood flooring throughout. The contemporary kitchen is fitted with a range of stylish wall and base units, a gas hob, oven and microwave, breakfast bar, and a large pantry cupboard providing excellent additional storage. The property offers four well-proportioned double bedrooms arranged across two floors, along with a spacious room featuring a skylight, suitable as a home office or hobby room. The modern family bathroom on the ground floor is finished to a high standard and comprises a three-piece suite with a mains-powered walk-in shower and rainfall shower head. Upstairs, a contemporary shower room is fitted with a two-piece suite and electric walk-in shower. Further enhancing the home's practicality is a utility room, offering additional storage and housing a washing machine and large fridge freezer which are included in the sale. The property benefits from gas central heating with hive control system and double glazing throughout, ensuring comfort and energy efficiency all year round. Externally, the property enjoys a beautifully maintained private rear garden with a desirable west-facing aspect. The garden is mainly laid to lawn and features a large decking area, perfect for outdoor dining, entertaining, and summer barbecues, complemented by mature flower beds and established planting. A single garage and substantial driveway with an electric car charging point provide excellent off-street parking for at least three vehicles. Duddingston has some of the capital's most outstanding natural landscapes and views right its 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. The area is served by fantastic local services and Amenities including shopping and entertainment venues at Fort Kinnaird. The nearby Portobello High Street is lined with an array of traditional shops and businesses, plus several thriving cafés, pubs and restaurants. Popular with families looking for a more relaxed lifestyle, the property is within the catchment area for excellent local schools, and easy access to the nearby Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. The area is well served by buses to the city and to East Lothian.

Viewing by appointment on 0131 337 1800





Southfield Gardens West,
Edinburgh,
Midlothian, EH15 1RL

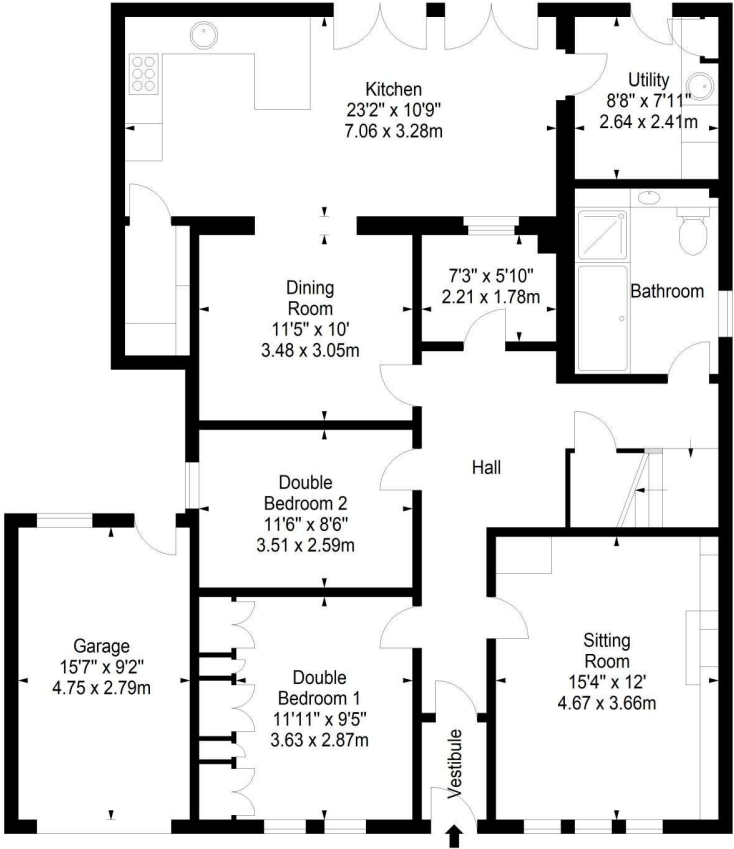
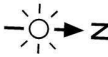


Approx. Gross Internal Area
1715 Sq Ft - 159.32 Sq M
Garage

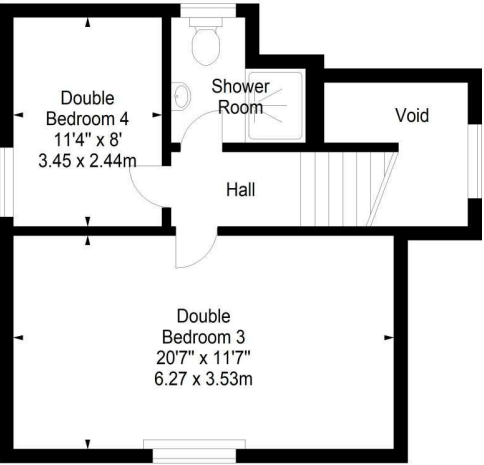
Approx. Gross Internal Area
146 Sq Ft - 13.56 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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