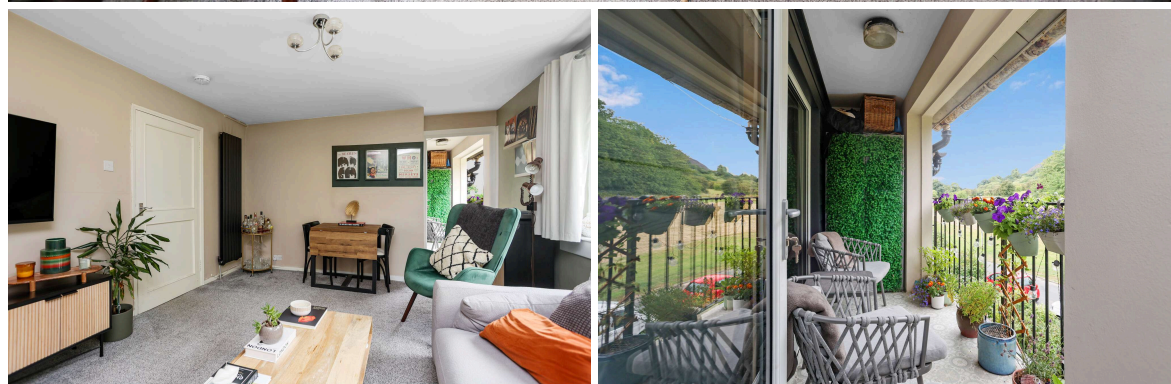




14/6 Meadowfield Drive
DUDDINGSTON | EDINBURGH | EH8 7NZ

warners
solicitors & estate agents



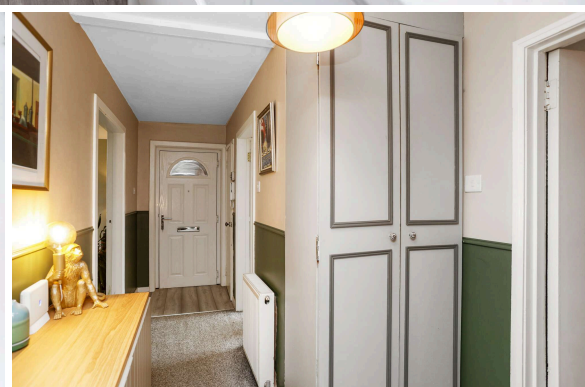
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Set on a peaceful residential street just a short stroll from the stunning open spaces of Holyrood Park and Arthur's Seat, this beautifully presented second floor apartment offers an ideal opportunity for first-time buyers or those seeking a home in a quiet yet well-connected location. The property is in true move-in condition and benefits from modern double glazing, efficient gas central heating, and communal garden space. Free on-street parking adds further convenience. The accommodation comprises a welcoming entrance hallway with two generously sized storage cupboard, a bright and spacious living room with twin windows and a balcony with scenic views over Duddingston, and a contemporary kitchen fitted with stylish units and finishes. There are two well-proportioned double bedrooms one also boasting a balcony, and the home is completed by a sleek and modern shower room with a walk-in waterfall shower and a heated towel rail. Externally, the property enjoys a well-maintained large communal garden to the rear – perfect for relaxing outdoors. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

- Quiet street just moments from Holyrood Park and Arthur's Seat
- Second floor with great views over Duddingston
- Immaculate, turnkey interior finish
- Bright living room with balcony, stylish kitchen, and two generous double bedrooms
- Modern double glazing and efficient gas central heating
- Free on-street parking in a well-connected location
- Large well-kept shared garden

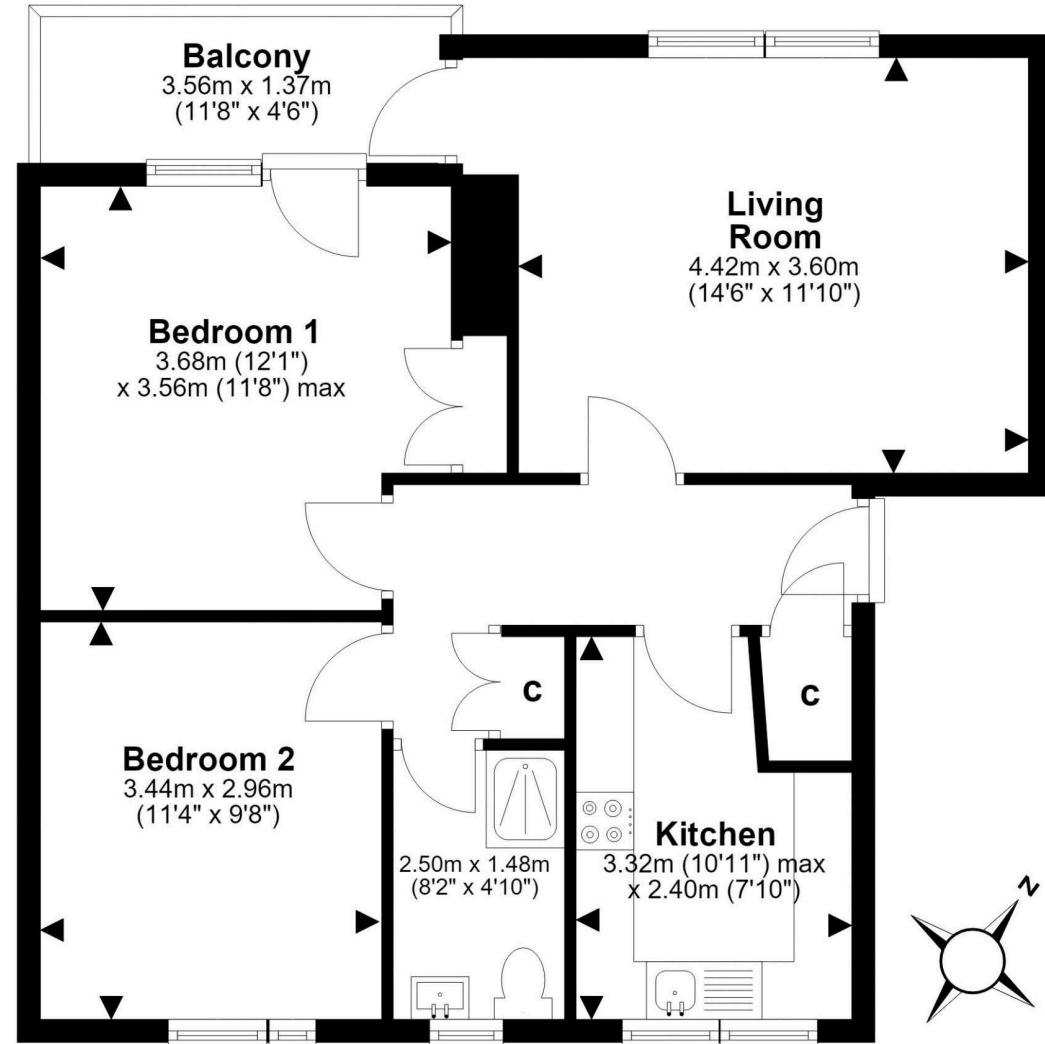
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All white goods will be included in the sale of the property along with kitchen blinds, balcony storage unit and wardrobe & hanging cabinets in bedroom 2. EPC: C CT: B.

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 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, particularly on nearby Portobello High Street, which 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 (without leaving the city limits), the property is within the catchment area for excellent local schools, including Niddrie Mill Primary School and Castlebrae 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.