



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9 Southfield Gardens West

Duddingston, Edinburgh EH15 1RL

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Tucked away on a quiet residential street, in sought-after Duddingston, this attractive 1950s mid-terrace villa boasts not only a prime location, close to the lovely Figgate Park but also has a seamless blend of period touches and contemporary décor throughout.

The traditional painted façade, makes a wonderful first impression, along with a practical monobloc driveway. An entrance porch allows for throwing off outdoor clothing and a hallway welcomes you into the heart of the home, showcasing wooden flooring, which is complemented by stylish décor – a theme continuing throughout. Designed for modern day living, the open-plan layout of the reception areas creates an ideal space to relax, dine and socialise in. To the front of the property is an elegant sitting room, arranged around an attractive feature fireplace. To the rear of the property, is the dining area where, patio doors open into a bright and airy conservatory looking out onto the private enclosed garden. Returning to the hall is a delightful kitchen, providing ample storage and a range of integrated appliances. Upstairs, a bright landing is lit by a skylight and hosts two very generous double bedrooms, and a single bedroom. The front facing bedrooms, boasts views over rooftops to Arthurs Seat. A modern family bathroom, finished in a traditional style with a matching three-piece-suite with a shower over the bath, completes the accommodation.

Property Summary

- Mid-terrace villa
- Elegant sitting & dining room
- Conservatory
- Modern fitted kitchen
- Two comfortable bedrooms
- Single bedroom
- Attractive three-piece bathroom
- Gas central heating & double glazing
- Monobloc driveway to front & lovely enclosed rear garden
- EPC Rating - D | Council Tax Band - E

Extras: All fitted floors coverings, light fittings, blinds, dishwasher and all integrated kitchen appliances, to be included in the sale.

Home Report Value - £380,000

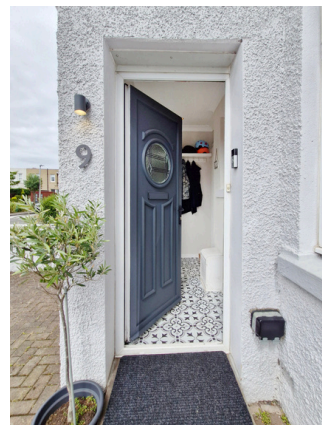
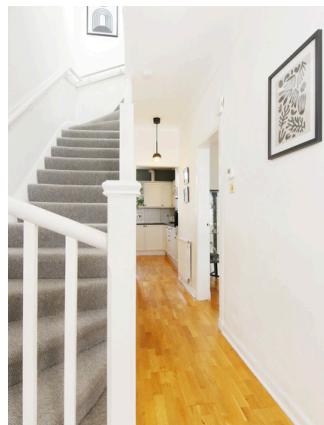


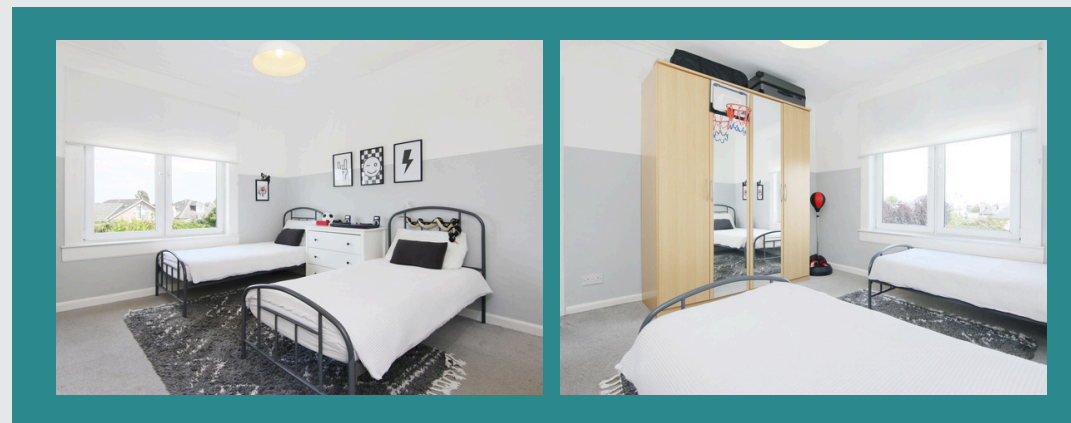






Lovely family home,
in sought-after
Duddingston







Duddingston

Duddingston is a highly desirable, residential suburb, lying just east of the city centre. At it's heart is the charming, conservation village of Duddingston, formley part of a 12th Century Estate, encompassing the present Holyrood Park, Arthurs Seat and Duddingston Loch.

Local shopping at Meadowbank and Portobello cater for your day to day needs, with more extensive shopping found at Fort Kinnaird. Nearby

Portobello offers the beach and promenade, along with it's swim centre and Turkish baths, while the extensive parklands of Holyrood Park and Figgate park offer a variety of leisure opportunities, along with Duddingston and Prestonfield golf courses. There is excellent schooling locally , from primary through to secondary. Easy access into the city centre, by way of regular bus services or by car, and the A1 and city by pass are within easy reach.

Let us help you find your next
dream property!



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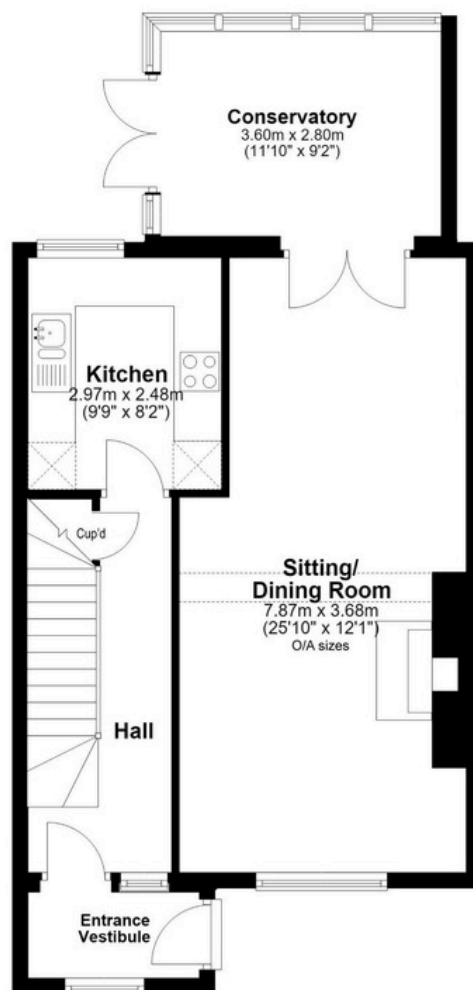


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

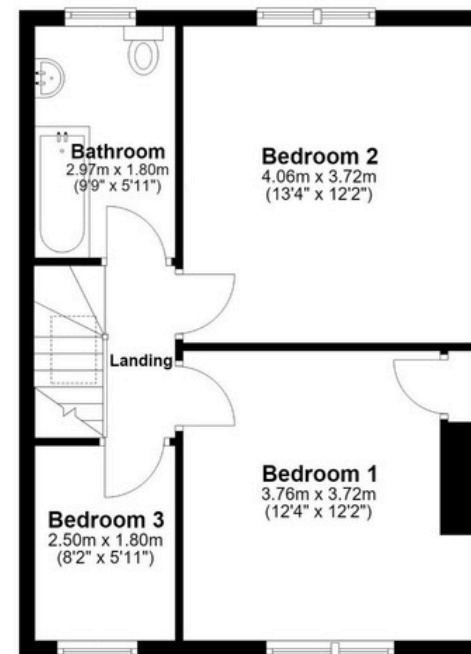


Ground Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



Total Area: approx.
101.0 sq. metres (1087.5 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)