



Duddingston

78 Meadowfield Terrace,
Edinburgh EH8 7NU
Offers Around
£225,000

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- Sunny detached 1950's bungalow requiring extensive modernisation
- Offers excellent scope for extension and attic conversion
- Quiet residential estate only minutes away from Duddingston conservation village and golf course
- Sitting room and separate kitchen/dining room
- Two generous double bedrooms and bathroom with original white suite
- Attractive garden, driveway and space for garage

Accommodation, in brief, comprises:

Entrance vestibule, hall, living room, large kitchen/dining room, two double bedrooms and bathroom: Loft.

Straddling the A1, Duddingston occupies a gently sloping site directly bounded by Holyrood Park with Arthur's Seat creating a dramatic backdrop. Originally a small village, it expanded into a suburb alongside Willowbrae as numerous bungalows were constructed post war. Today, this well regarded estate remains a popular choice with purchasers of all age groups and Meadowfield Terrace is a quiet street lying parallel with Duddingston Road West and literally few steps away from the delightful historic conservation area. Within the immediate vicinity are pleasant walks, off-road cycle tracks, golf course and the picturesque Duddingston Loch Nature Reserve. There are local schools, excellent bus services and several neighbourhood shops. A wider choice for shopping is available at nearby Meadowbank, Cameron Toll and Fort Kinnaird Retail Parks whilst a Morrison's and Sainsbury's supermarket are both within a comfortable ten minute walk. A library, fitness centres, swimming pools, restaurants, bars and Edinburgh University are also readily accessible.

The property itself is a single storey detached bungalow requiring complete modernisation offering scope to extend (subject to necessary consents). It is bright and sunny with a good ceiling height, timber floors and original panelled doors. Very mature trees on the rear boundary ensure shelter and privacy.

ENTRANCE VESTIBULE

Entered from the front, the vestibule has a sanded floor and inner door leading into the hall.

HALLWAY

The hallway provides access to all rooms and incorporates a handy cupboard.

LIVING ROOM 12'6" x 12'2" 3.81m x 3.68m

This very sunny public room is positioned to the front with sash windows and tiled fireplace.

KITCHEN/DINING ROOM 9'9" x 14'6" 2.97m x 4.42m

This large dining kitchen requires complete upgrading as it only provides the original deep fire clay sink and a range of three built-in cupboards. There is a sash window and external door leading to the rear garden.

BEDROOM ONE 12'0" X 15'7" 3.66m x 4.75m

The master bedroom is located to the front with two sash windows.

BEDROOM TWO 12'11" x 12'3" 3.94m x 3.73m

Two sash windows to rear, cupboard, sanded floor and gas point.

BATHROOM 6'11" x 9'5" 2.11m x 2.84m

This sizeable bathroom is also positioned to the rear with a sash window and original bath, pedestal wash hand basin and W.C.

Attic

The attic space is accessed via a hatch located in the hall.

GARDENS

The mature garden boasts a wide selection of very attractive shrubs and plants and there is a driveway, timber shed and ample space for the construction of a garage. It is extremely private and mature trees line the rear boundary.

COUNCIL TAX

The property lies within band E.

REFERENCE

AB/KW

VIEWING

By appointment only - telephone Agent 0131 229 3399.

