



12/6 Meadowfield Drive
DUDDINGSTON | EDINBURGH | EH8 7NZ



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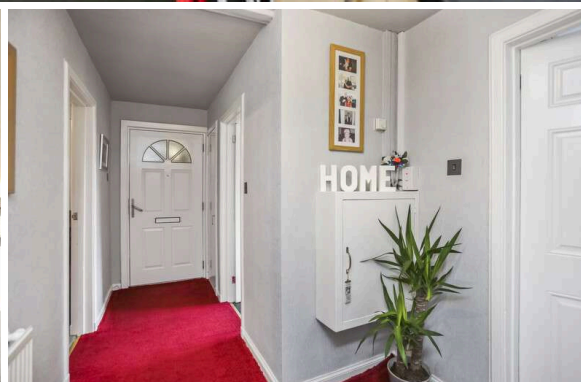
Superb second floor apartment with two bedrooms and most attractive open outlook to the front and rear, pleasantly positioned within the sought-after district of Duddingston close to excellent amenities and road links.

This lovely home offers bright and well-proportioned accommodation in great order throughout, with a fantastic outlook from both elevations and the quietly positioned balcony, accessed via a glazed door from the living room, enjoys a fantastic view of Arthur Seat. This property would make an ideal home for a first-time buyer, a small family or a buy-to let investment, so early viewing is highly recommended.

The property includes: welcoming entrance hall with storage, spacious living room / dining room with glazed door to balcony, quietly positioned balcony with fantastic view of Arthur Seat, fitted kitchen with fantastic outlook, two double bedrooms (one with dual aspect), bathroom with white suite and Mira shower over bath, gas central heating, double glazing, outside storage/cellar, well-maintained shared grounds and ample unrestricted on-street parking.

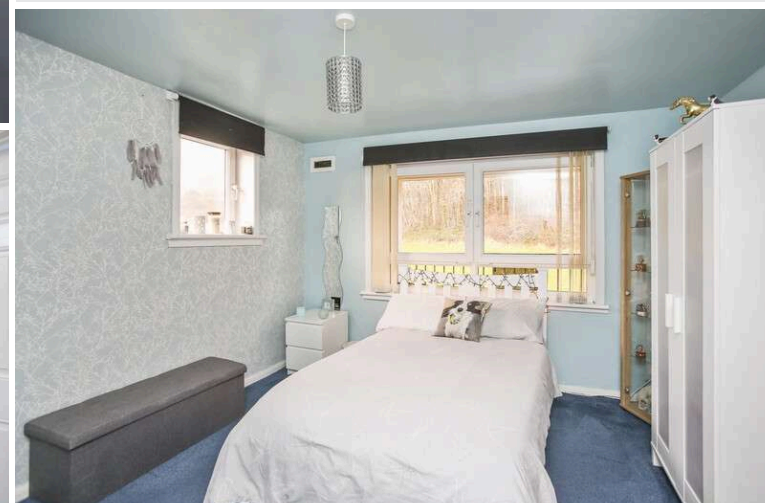
- Welcoming entrance hall with storage
- Spacious living room / dining room with glazed door to balcony
- Quietly positioned balcony with fantastic view of Arthur Seat
- Fitted kitchen with fantastic outlook
- Two double bedrooms (one with dual aspect)
- Bathroom with white suite and Mira shower over bath
- Gas central heating
- Double glazing
- Outside storage/cellar
- Well-maintained shared grounds
- Ample unrestricted on-street parking

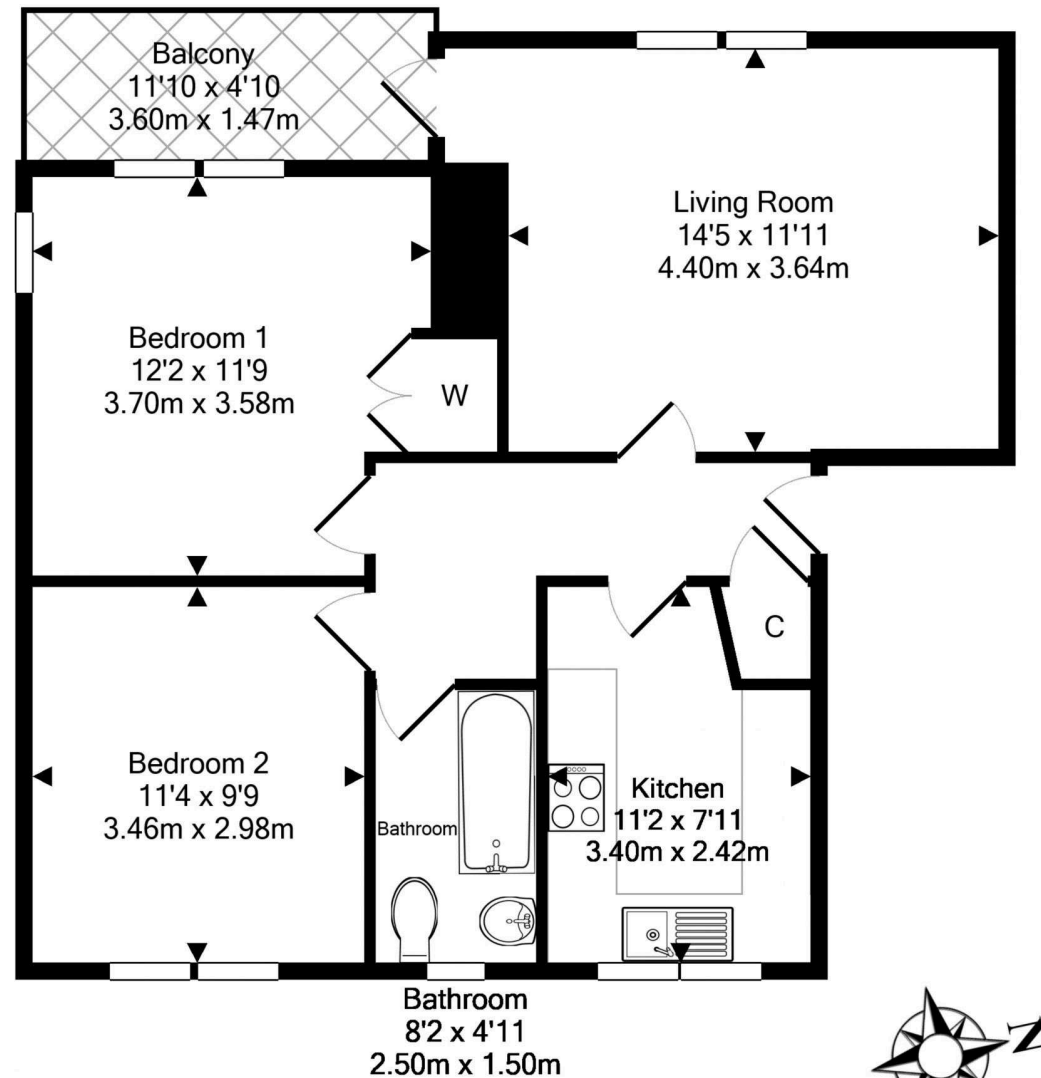
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All curtains, blinds, flooring and white goods will be included in the sale. EPC Rating E.

The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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