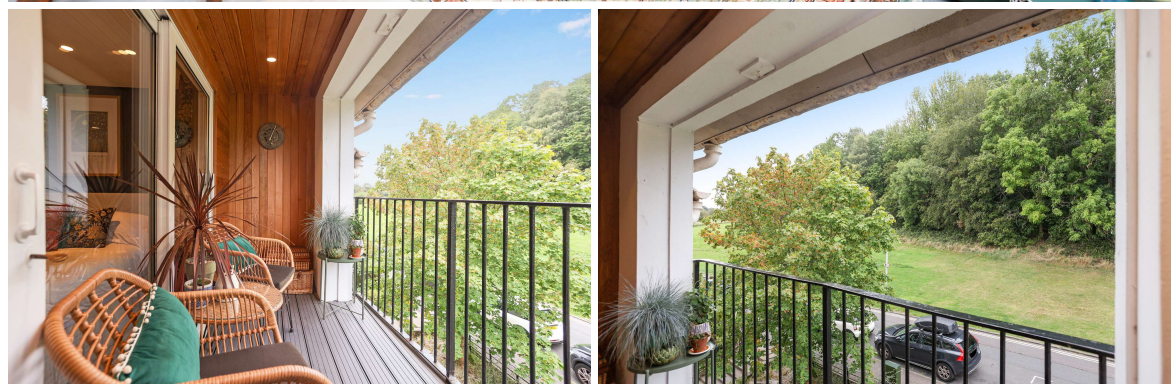




16/6 Meadowfield Drive
DUDDINGSTON | EDINBURGH | EH8 7NZ


warners
solicitors & estate agents



16/6 Meadowfield Drive

DUDDINGSTON | EDINBURGH | EH8 7NZ

Exceptionally well-presented two-bedroom apartment just a short stroll from the stunning open spaces of Holyrood Park and Arthur's Seat. Set on a quiet street within a traffic-calmed zone, this superbly refurbished home offers an exciting opportunity for anyone wishing to live in a sought-after, peaceful location with easy access to green spaces and swift transport links to the city centre. The property is in excellent condition and benefits from recent refurbishments, modern double glazing, efficient gas central heating, a well-kept rear shared garden, and free on-street parking.

The accommodation comprises a welcoming entrance hallway with storage cupboard, leading to a bright and spacious living room which enjoys an abundance of natural light and opens onto a private, sheltered balcony with scenic views of Arthur's Seat, nearby woods, and local stables. The fully fitted kitchen currently comprises a breakfast bar, dishwasher, washing machine, fridge/freezer, electric hob, oven and fan, and, through its large window, boasts uninterrupted treetop views to the east. There are two well-proportioned and generously sized double bedrooms, providing flexibility for guests, or office space if working from home. One bedroom has access to the balcony and features a fully-fitted PAX wardrobe with integrated lighting and a full-length mirror. The home is completed by a stylish bathroom with a waterfall shower and a heated towel rail.

The popular area of Duddingston lies a short distance to the east of Edinburgh City Centre, and is home to Dr Neil's Garden, Duddingston Loch, and the historic Sheep Heid Inn, all of which are a short walk away. With scenic routes on the doorstep, the location is ideal for dog walkers, runners, cyclists, and anyone who enjoys the great outdoors.

Early viewing is highly recommended to avoid missing out.

- Exceptionally well-presented two-bedroom apartment
- Scenic views over Duddingston, Arthur's Seat and local stables
- Bright and spacious living room with access to the balcony
- Fully fitted kitchen with breakfast bar and integrated appliances
- Two well-proportioned and generously sized 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.

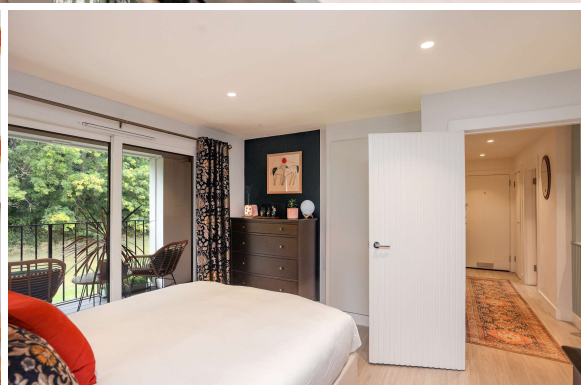


Extras included in the sale: All white goods including integrated kitchen appliances, light fittings, curtain fixtures and fittings, mirrored bathroom cabinet with integrated lighting, blinds in bedroom and kitchen. Some items of furniture optional, including bathroom storage unit, and large sideboard/cabinet in living room.

Energy Rating C, Council Tax Band B

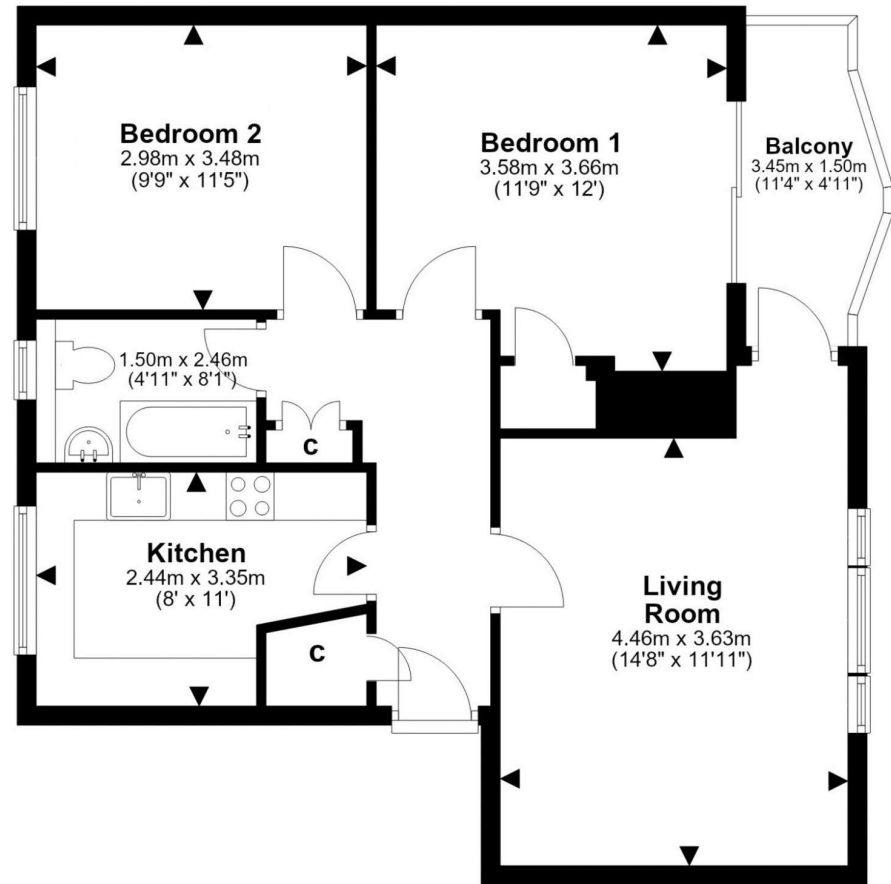
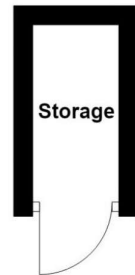
The property is well positioned to take advantage of an excellent range of retail outlets in the vicinity, including Meadowbank Retail Park, Fort Kinnaird complex, and Cameron Toll shopping centre. The adjoining neighbourhood of Portobello offers a wonderful selection of independent cafes and restaurants, local amenities, sporting and recreational facilities, including a swimming pool and leisure centre, and the golden sands of Portobello Beach.

There are well-reputed schools in the vicinity, including Parsons Green and St John's RC Primary School, with Holyrood RC High School and Portobello High School providing secondary education. The Jewel and Esk Valley College are on hand for the more mature student. An efficient and frequent public transport network operates to most parts of the city and beyond, with easy access to Musselburgh, North Berwick, and Haddington. The City Bypass and main motorway networks are also within easy reach.





**External
Storage**
1.80m x 0.90m
(5'11" x 2'11")



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.

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