



5/3, Meadowfield Court, Edinburgh, EH8 7NA

Beautifully Presented & Well-Proportioned, Two-Bedroom, First Floor Flat with Allocated Parking Space

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Property Description

Beautifully presented and well-proportioned, two-bedroom first-floor flat, with an allocated parking space, forming part of a residential development. With a quiet cul-de-sac setting, located in the Duddingston area, east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

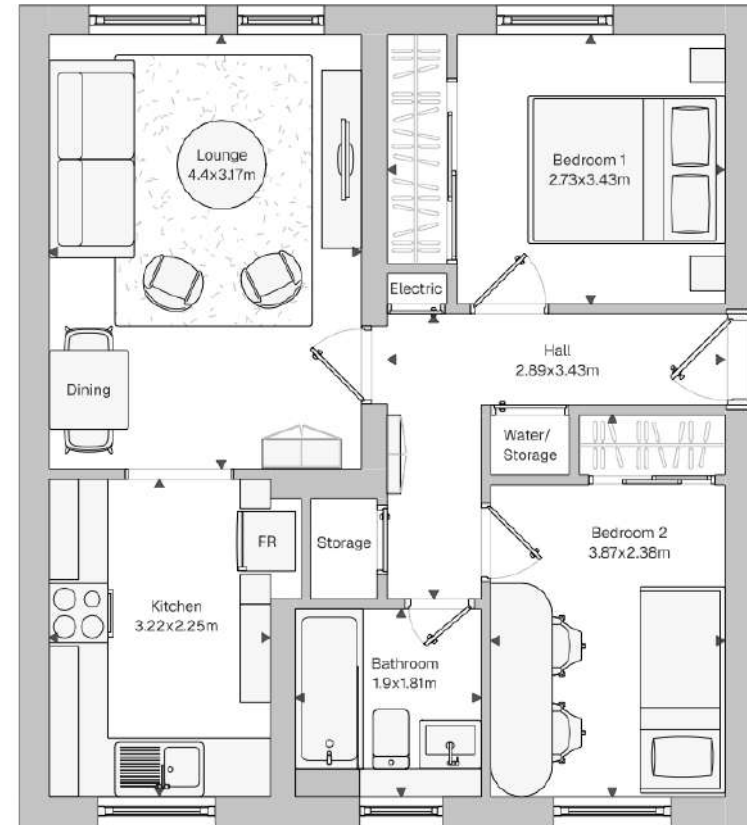
Tastefully decorated, highlights include a stylish kitchen with appliances, a contemporary bathroom suite, and modern lighting throughout. Additional features include double glazing, a Fischer electric heating system, and good storage provision, including built-in wardrobes for both bedrooms.

In addition, there are well-maintained grounds, a secured entry system, an allocated parking space and ample unallocated residents' parking. Ideally located close to the open green spaces of Meadowfield Park and Arthur's Seat, offering beautiful walks and scenic surroundings, as well as excellent transport links from Paisley Drive bus stop.

A welcoming entrance hall provides access throughout the majority of the property and features excellent storage with three built-in cupboards. Positioned to the front, the bright and inviting living room is tastefully decorated in neutral tones, with wood flooring flowing seamlessly from the hallway and through to the kitchen. There is ample space for both relaxing and dining, complemented by a wall-mounted TV point and twin windows that flood the room with natural light.

Accessed from the living room, the stylish semi-open-plan kitchen is fitted with a modern range of units, wood worktops, a ceramic sink with drainer and attractive metro-tiled splashbacks. Integrated appliances include a hob and oven, with an extractor hood above, while additional space is available for freestanding appliances.

There are two well-proportioned double bedrooms, positioned to opposite aspects of the property. Both rooms are well presented and feature carpeted flooring, built-in wardrobes with mirrored doors and central light fittings. Completing the accommodation is a family-sized bathroom, fitted with a contemporary three-piece suite with a shower over the bath, modern tiling and a stylish ladder-style radiator.



Area Description

Duddingston is a highly desirable residential area to the east of Edinburgh city centre, offering a wide variety of local amenities. Major supermarkets such as Morrisons, Sainsbury's, Aldi and ASDA are easily accessible, while Fort Kinnaird provides an extensive choice of high-street shopping and dining. Nearby Portobello High Street features a lively mix of independent cafés, shops and services, including a butcher, fishmonger, bakery and greengrocer. Portobello Beach and its popular promenade offer scenic coastal walks and outdoor leisure, while Holyrood Park, Arthur's Seat,

Duddingston Loch, Meadowfield Park and Figgate Park provide an abundance of green spaces, beautiful walks and natural beauty. Portobello Leisure Centre includes swimming pools, a spa, Turkish baths, a gym and fitness facilities. The area is served by highly regarded schools, excellent road links via the A1, and convenient public transport links, with frequent bus services from the nearby Paisley Drive bus stop providing access to Edinburgh city centre and beyond.





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