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30 Meadowfield Terrace

Duddingston | Edinburgh | EH8 7NR

An impressive and particularly spacious three-bedroom extended bungalow, occupying an attractive position within a popular residential area of Edinburgh. Offering versatile accommodation arranged over two levels, this rarely available property combines generous living space with a fantastic range of features, including a private balcony, driveway, garage and beautifully maintained gardens. The property is ideally suited to a variety of buyers, with its flexible layout providing excellent potential for both family living and those seeking additional ground-floor accommodation.

- 3 Bedrooms
- 4 Public Rooms
- 2 Bathrooms
- Driveway and Garage
- Front and Rear Gardens
- EPC rating - D
- Council tax band - G



Description





The accommodation is accessed via an entrance vestibule, leading to a welcoming hallway featuring a staircase with attractive wooden detailing and a glass balustrade, creating an appealing first impression. The principal reception room is a particularly impressive space, enjoying a triple-aspect outlook with additional skylight glazing, allowing natural light to flood the room throughout the day. Double doors provide direct access to the rear garden, while a central fireplace creates an attractive focal point. The generous proportions offer ample space for a variety of lounge configurations along with a separate office space off, accessible from the reception room or the hallway. The kitchen is fitted with a range of contemporary wall and base units, incorporating integrated appliances and offering excellent storage and preparation space. A rear door provides access to a sunroom, which benefits from skylight windows and offers further versatile accommodation, ideally suited to use as an informal dining area or additional sitting space. There are three well-proportioned bedrooms arranged across the property. The principal bedroom is situated on the ground floor and is presented as a generous double room, featuring carpeted flooring, a mirrored built-in wardrobes and additional walk in storage. A further ground-floor bedroom is also a double, providing flexibility for family members, guests or those requiring a home office. The family bathroom is fully fitted with a modern three-piece white suite, comprising a bath, separate shower cubicle with thermostatic shower and a chrome heated towel rail, with vanity storage completing the room. The upper level provides further excellent living accommodation, with an open-plan lounge area featuring glazed doors leading onto a private balcony, where there are attractive views across the surrounding area. This provides a wonderful additional space to relax and enjoy the outlook. A further double bedroom is situated on this level, benefiting from a front-facing aspect, laminate flooring and ample storage.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage and Parking

Externally, the property continues to impress with a private driveway providing off-street parking and access to a garage. The decorative front garden creates an attractive approach, while the enclosed rear garden offers a private outdoor space, featuring established planting, mature borders and a patio area, ideal for outdoor relaxation and entertaining.

Viewing

By appointment through Neilsons (0131 625 2222).









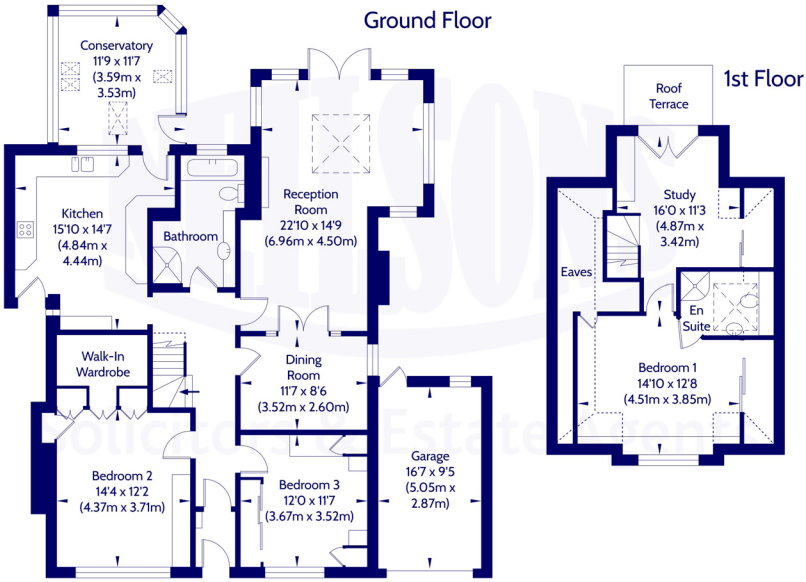
Location





Meadowfield Terrace is situated within an established residential area of Edinburgh, offering convenient access to a wide range of local amenities and transport links. The surrounding area is well served by local shops, supermarkets and everyday shopping facilities, with further retail and leisure opportunities available throughout the city. There are a variety of recreational facilities and green spaces within easy reach, providing opportunities for walking, outdoor activities and family leisure. The area is also well placed for access to a selection of primary and secondary schooling, making it an appealing location for families. Edinburgh city centre is readily accessible by both public transport and car, offering an extensive range of shopping, restaurants, cafés, cultural attractions and entertainment venues. Regular bus services operate nearby, providing connections across the city, while convenient road links allow access to the wider Edinburgh area and beyond. The combination of established residential surroundings, local amenities and convenient transport connections makes this a practical and appealing location for a variety of buyers.

Approx. Gross Internal Floor Area 161 Sq M / 1735 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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