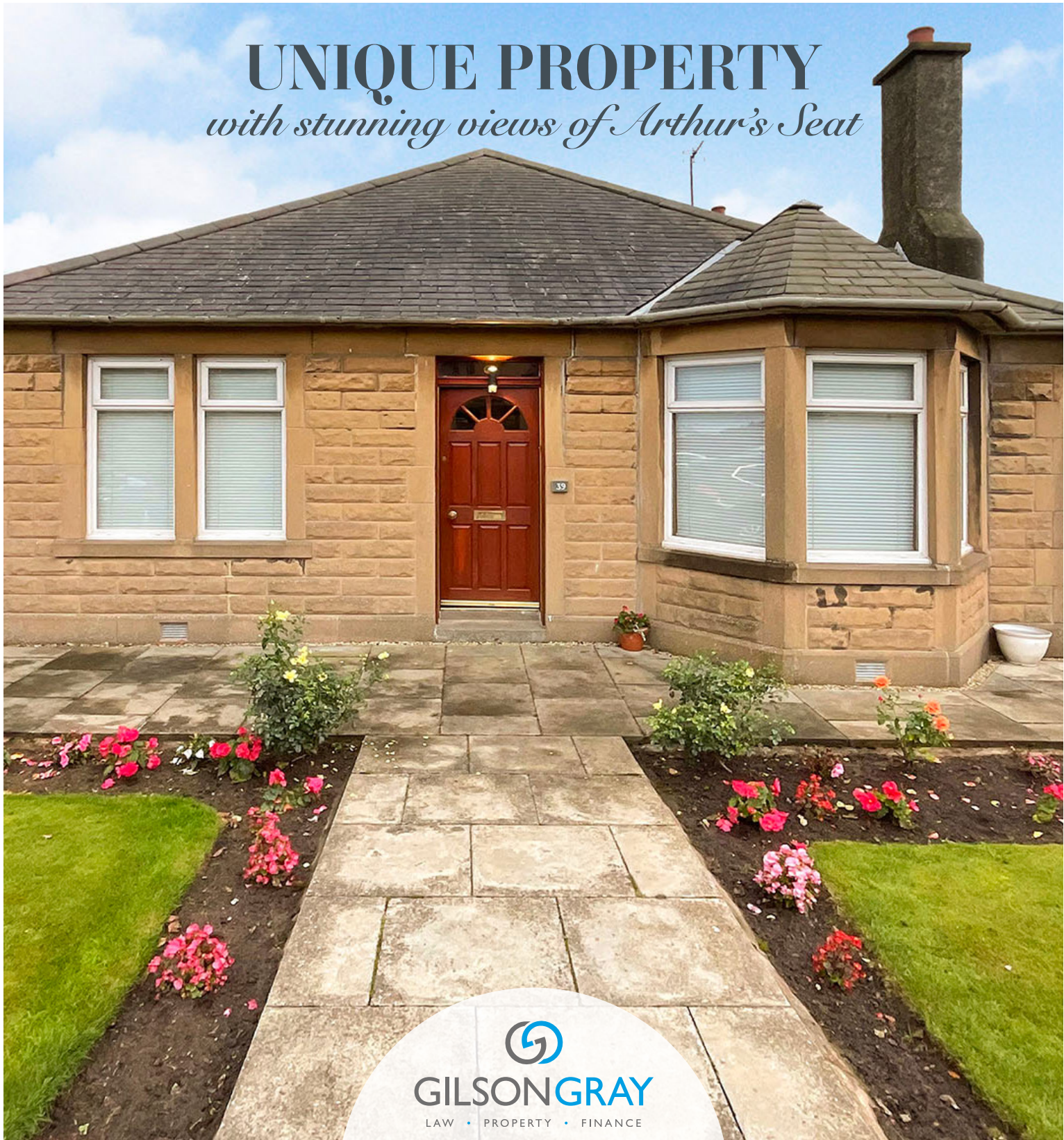


# 39 MEADOWFIELD TERRACE

Edinburgh, EH8 7NR

UNIQUE PROPERTY  
*with stunning views of Arthur's Seat*



GILSON GRAY

LAW • PROPERTY • FINANCE



PROPERTY NAME

39 Meadowfield Terrace

LOCATION

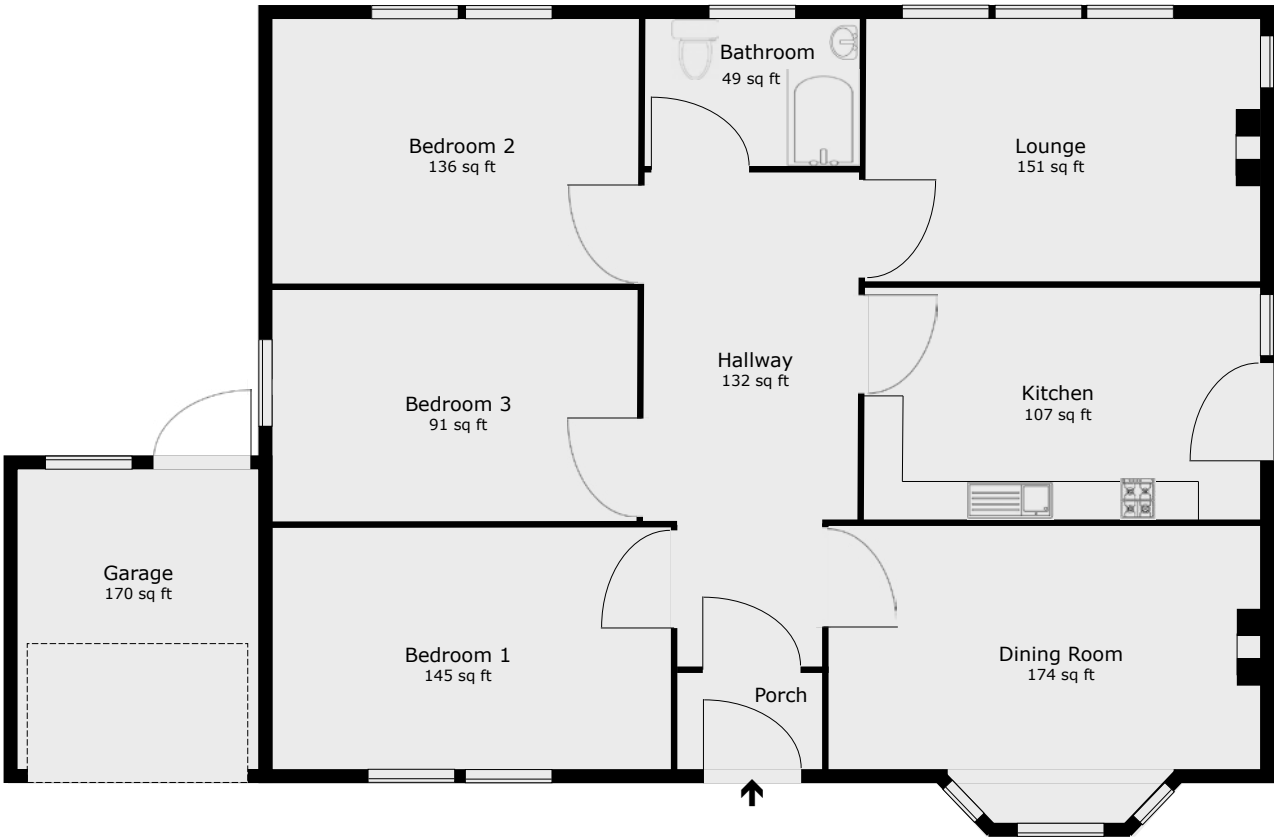
Edinburgh, EH8 7NR

APPROXIMATE TOTAL AREA:

107.3 sq. metres (1155 sq. feet)

GROUND FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.



# CONTENTS

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Welcome

Welcome to 39 Meadowfield Terrace
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The living room

The spacious living room at the rear of the property overlooks the walled-garden
- 13

Dining kitchen

A light, fresh and airy dining kitchen offers spectacular views of Arthur's Seat
- 15

Bedrooms

Three spacious double bedrooms
- 18

Bathroom

A three-piece family bathroom
- 20

Gardens & parking

Lovingly maintained south facing secluded walled-garden with large lawn
- 27

Area

Located within the shadow of the imposing Arthur's Seat and Salisbury Crag, Duddingston offers a unique village setting, yet is just over two miles east of the city centre







Located within the shadow  
of the imposing Arthur's Seat



# Welcome to 39 MEADOWFIELD TERRACE

A unique property with stunning views of Arthur's Seat that forms part of the much sought-after residential area of Duddingston. It offers the opportunity to purchase a generously proportioned, light and sunny home currently arranged over one floor. As with so many homes in Meadowfield Terrace, it could be extended upwards into the generous loft space as well as into the cellar area or outward in-to the gardens (subject to planning).

## GENERAL FEATURES

Covering 107.3 sq. metres  
Part of the much sought-after residential area  
of Duddingston  
Stunning views of Arthur's Seat  
Potential for extending  
EPC Rating - D | Council Tax band - F

## ACCOMMODATION FEATURES

Welcoming hall  
Spacious living room with gas fireplace  
Separate dining room  
Light and airy dining kitchen  
Three double bedrooms  
Three-piece family bathroom  
Generous loft space  
Cellar

## EXTERIOR FEATURES

South-facing, secluded walled-garden  
Not over-looked by neighbouring properties  
Garage and off-street parking for up to two vehicles



# THE LIVING ROOM

The spacious living room at the rear of the property overlooks the walled-garden and benefits from large dual-aspect windows which flood the room with natural sunlight all year-round.





A gas fireplace provides the internal focal-point of the room, making even the harshest days of a Scottish winter cosy and warm.







## A LIGHT, FRESH AND AIRY DINING KITCHEN

The dining kitchen offers spectacular views of Arthur's Seat to the East and provides direct access to the front and rear gardens through the side door. Equipped with gas cooker, under-bench, fridge freezer and washing machine - all separately negotiable.





## THREE SPACIOUS DOUBLE BEDROOMS









**Three-piece  
family bathroom**



# GARDENS & PARKING

## South facing secluded walled-garden

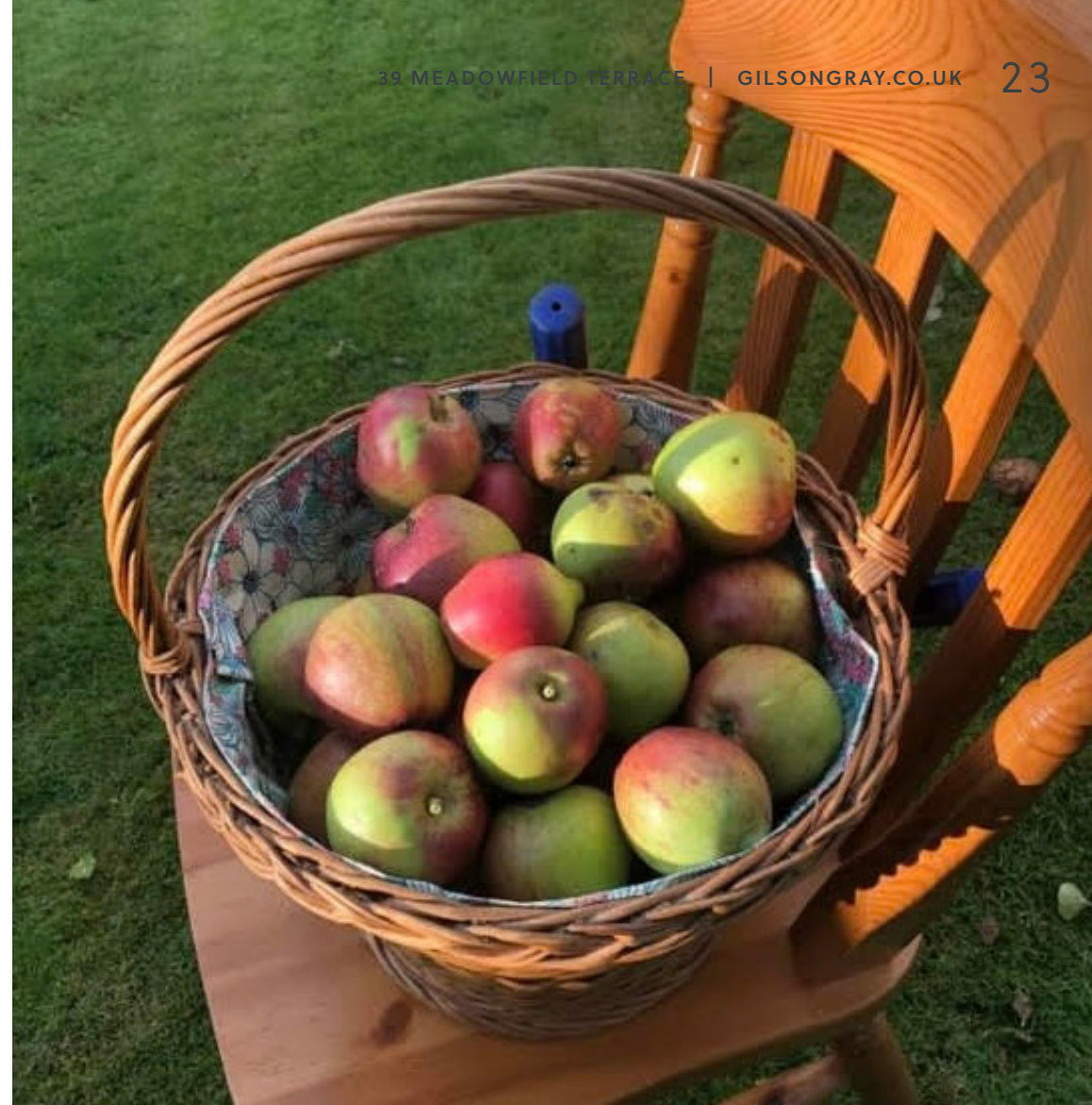
A lovely feature of this property is the south facing secluded walled-garden with large lawn, surrounded by well-stocked borders and trees that have been lovingly maintained by the current owners over 67 years. Contained within the gardens, you will find hydrangeas, magnolia, camellia, roses, lavender as well as quince,

apple, and pear trees. Offering a tranquil oasis to escape the hustle and bustle of city life, it also benefits from not being over-looked by neighbouring properties. The driveway and garage provides off-street parking for up to two vehicles, with ample unrestricted on-street parking available at the front.





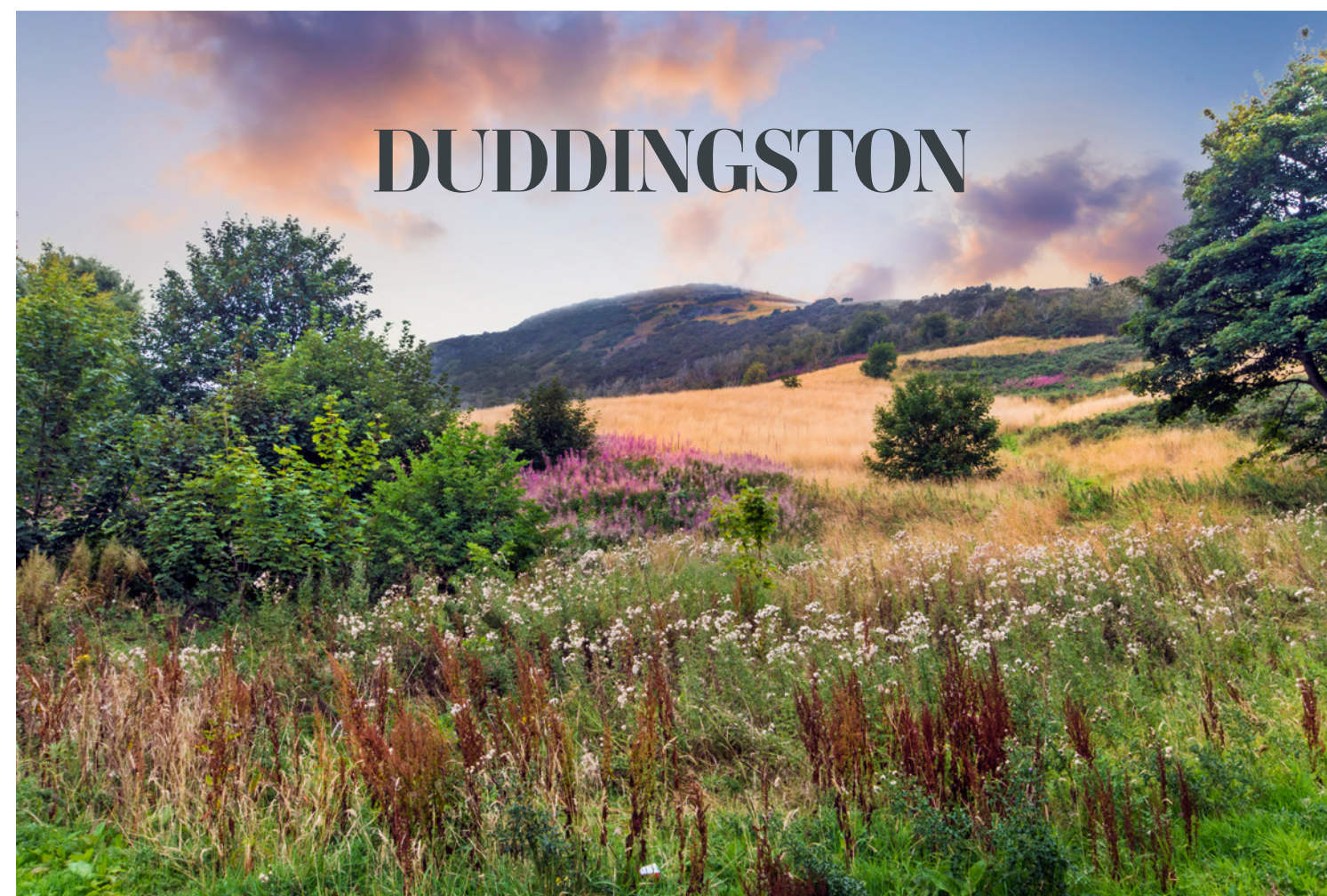
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and pear trees.











# DUDDINGSTON

Located within the shadow of the imposing Arthur's Seat and Salisbury Crag, Duddingston offers a unique village setting, yet is just over two miles east of the city centre.

Served by the ample open spaces of Holyrood Park and Duddingston Loch to the west, and the beaches of Portobello to the east, buyers have the opportunity to explore the jewels in the capital's crown. There are no shortages of outdoor activities, including walking, cycling and hik-ing in Holyrood Park, to a round of golf at the nearby Duddingston Golf Course. Nearby Portobello offers a vast array of services and retail therapy. An ideal location for family living, Duddingston is within

the catchment area for excellent local schooling, both primary and secondary. In close proximity to the Edinburgh City Bypass and the A1, the property is well situated for commuters and those travelling further afield. Duddingston is also extremely well served by public transport allowing access into and around the city, with numerous bus routes passing through combined with the nearby Brunstane train station.



# Cityscape of Edinburgh and Duddingston Loch







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