










Offers Over

**£475,000**

## 4 Southfield Road East

Duddingston | Edinburgh | EH15 1QW

This spacious detached bungalow is situated within the much sought after residential area of Duddingston, close to good local amenities and well placed for commuting. In move-in condition, the extremely spacious family home has many fine features and merits internal viewing to be fully appreciated.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



## Description

As you step through the vestibule into the hallway of this charming home, you're greeted by a warm and inviting atmosphere. The lounge, with its delightful bay window, offers a cozy space to unwind, complemented by a gas fireplace for those chilly evenings. Adjacent, the fully fitted kitchen provides functionality and style, complete with freestanding white goods including a cooker and fridge freezer, as well as an integrated dishwasher for added convenience. Beyond the kitchen lies an extension, now serving as a dining room, boasting a triple aspect and sliding glass doors that lead seamlessly into the conservatory. The conservatory, also triple aspect, offers tranquil views of the garden and provides easy access to outdoor relaxation. The first bedroom features a rear aspect bay window and ample wall-to-wall storage, creating a serene retreat. The second bedroom, with its front aspect, offers fitted storage and vanity units, adding both style and functionality. Meanwhile, the third bedroom, currently utilized as a study, features a fitted wardrobe and attic access via a fully floored drop-down ladder. The bathroom, partially tiled, offers both a separate bath and shower, catering to the needs of modern living.



## Extras

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

## Gardens, Garage & Driveway

The rear garden of this property is a spacious haven, offering ample room for outdoor activities and relaxation. Extending generously, it encompasses a lush lawn area, ideal for family gatherings, alongside a well-appointed patio for al fresco dining or simply basking in the sunshine. Adorned with an array of shrubs, the garden adds a touch of natural beauty and privacy to the outdoor space. Additionally, the property boasts the convenience of a single garage and not one, but two separate driveways, ensuring plentiful parking space for multiple vehicles and enhancing accessibility for residents and guests alike.

## Viewing

Please contact Neilsons on 0131 625 2222.





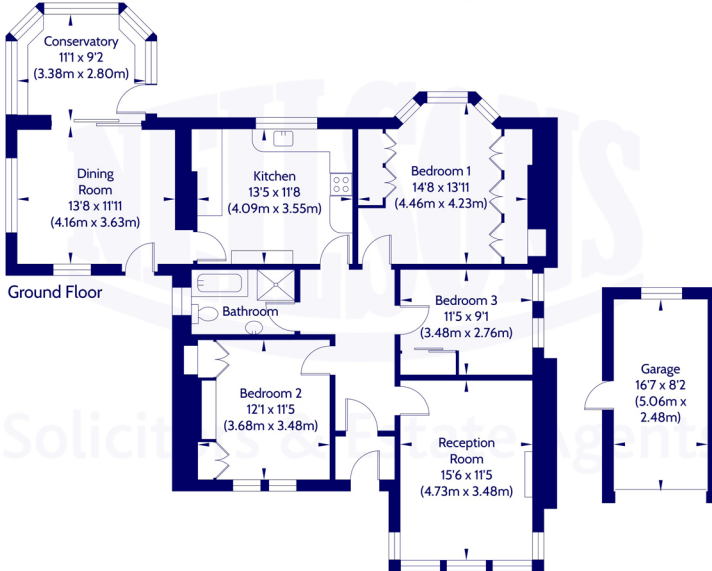
## Location

4 Southfield Road East is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby 24hour Asda and Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots and Next as well as an Odeon cinema and a variety of restaurants. Bingham and Jewel parks are at the doorstep with multiple football pitches and kids play areas. Portobello and Musselburgh are within close proximity, offering a further range of smaller retailers, restaurants and many pleasant walks along the promenades as well as Newhailes Park and National Trust House. Further leisure facilities are available including Portobello and Musselburgh Golf Courses, Jump in trampoline center, Power Soccer 5 a side Football Centre and both indoor and outdoor bowling Centres. The property is within the catchment area of good schools at both primary and secondary level and the area is well served by good bus services to and from Edinburgh's City Centre. The City By-pass is close by and links you to the main motorway network. The park and ride facility is within walking distance providing fast and frequent Rail Link Service from Newcraighall to Edinburgh Waverley.





Approx. Gross Internal Floor Area 117.19 Sq M / 1261 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

