

OFFERS OVER £450,000

45 Meadowfield Avenue  
Edinburgh, EH8 7NP

drummondmiller  
Solicitors & Estate Agents



- Generously proportioned 3-bedroom detached bungalow in Duddingston
- Paved front garden with drive
- Large private back garden with patio
- Private driveway and garage
- Fitted kitchen with ample storage
- Gas central heating and double glazing throughout
- EPC D

### Description

Drummond Miller is delighted to present this generously proportioned 3bedroom detached bungalow in the soughtafter Duddingston area.

Set on a sizeable plot with attractive front and rear gardens and a private driveway, the property offers a flexible layout with excellent potential to modernise to individual taste.

The accommodation includes an entrance vestibule, a welcoming hallway, a bright bay-windowed living room with feature fireplace, and a spacious dining room.

The well-positioned kitchen provides ample storage and worktop space.

There are three well-proportioned double bedrooms and a practical shower room.

Further benefits include a large floored attic, a garage with adjoining storage room, and an expansive rear garden with shed, offering superb scope for future development.





### Central Heating and double glazing

There is electric heating, alongside double-glazed windows throughout.

### Garden and parking

The home enjoys private gardens to the front and rear, offering excellent outdoor space for families, gardening, or entertaining. In addition, the property benefits from its own private driveway and garage, offering convenient off street parking.

### Location

Duddingston is a charming and historic neighbourhood in the southeast of Edinburgh, known for its village-like atmosphere, attractive natural surroundings, and strong sense of community. Nestled between Arthur's Seat and Holyrood Park, the area offers a peaceful residential setting with a diverse mix of traditional cottages, period homes, and modern developments.

Families benefit from access to well-regarded schools at nursery, primary, and secondary levels, and the area is well connected by reliable bus routes linking to the city centre and neighbouring districts. Road access is equally convenient, with close proximity to the A1 and the City Bypass, making travel across Edinburgh and beyond straightforward.

For leisure, residents enjoy immediate access to the scenic landscapes of Holyrood Park, Duddingston Loch, and the historic Duddingston Village, home to the famous Sheep Heid Inn, one of Scotland's oldest pubs. Nearby Portobello adds further appeal with its sandy beach, promenade, independent shops, cafés, and popular swim centre. Golf enthusiasts can take advantage of several nearby courses, including those at Prestonfield and Craigentenny.

Everyday shopping is easily accessible in Portobello and Meadowbank, while Fort Kinnaird—offering a wide selection of retail outlets, restaurants, and a multiplex cinema—is only a short drive away.

### Council Tax and EPC

It is in Council Tax band F and has a D-rated Energy Performance Certificate.

### Home Report

The property has been valued at £470,000 and a link to the Home Report is available from the ESPC website.

### Viewing

By appointment with the Agent telephone 0131 229 3399.

### Extras

The sale price includes all fitted carpets, curtains, blinds and white goods.





45 MEADOWFIELD AVENUE, EDINBURGH, EH8 7NP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,141 SQ FT / 106 SQ M  
 GARAGE 195 SQ FT / 18SQ M  
 STORAGE 94 SQ FT / 9 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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