




McEwan Fraser Legal

Solicitors & Estate Agents

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33 Southfield Farm Grove

DUDDINGSTON, EDINBURGH, EH15 1SR



DUDDINGSTON

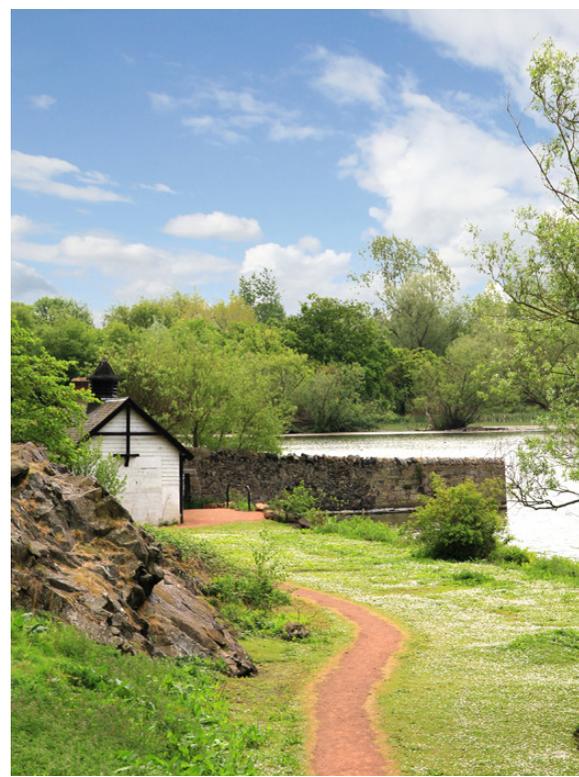
EDINBURGH, EH15 1SR

Duddingston is a popular residential area of Edinburgh which has a good range of local shops and services and is convenient for easy access to the Walmart Asda at the Jewel, as well as Fort Kinnaird Retail Park which has a multitude of stores.

There are primary and secondary schools locally and the Jewel & Esk Valley College is also easily accessible from here.

Regular bus services operate from this area too and from the city centre and many other parts of the city and some surrounding areas giving easy access to the many cultural, educational and recreational venues.

Duddingston is well placed for easy access to the city bypass and thereon to the A1, the Scottish motorway network and Edinburgh International Airport.





33 SOUTHFIELD FARM GROVE

EDINBURGH, EH15 1SR

An excellent opportunity has arisen to acquire this spacious two bedroom semi-detached house, making for an ideal family home while being located within the popular Duddingston area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: entrance vestibule, a bright and spacious lounge/diner with access to the rear garden through sliding patio doors as well as an access hatch to the fully fitted, partially tiled kitchen which benefits from an integrated five-ring gas hob/oven, extractor hood, larder, under-stair storage cupboard and further access to the rear garden.

First Floor: landing with a linen cupboard, two spacious double bedrooms, one of which has an over-stair storage cupboard while both have double built-in wardrobes and a three-piece, fully tiled family bathroom, fitted approximately 2015, with an overhead shower and vanity unit.

Attic: accessed via the landing, providing more than adequate additional storage space.

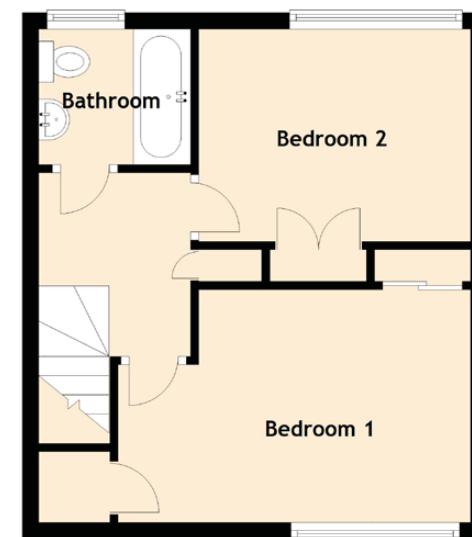
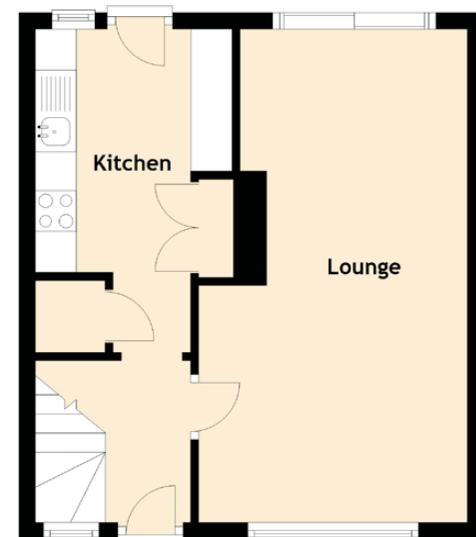
This property also benefits from; gas central heating, upgraded approximately 2015, full double glazing, private garden grounds to the front, side and rear of the property, including a decked area to the rear with access to the single driveway, offering the opportunity of building a single detached garage, while there is more than adequate on-street parking to accommodate for visitors.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



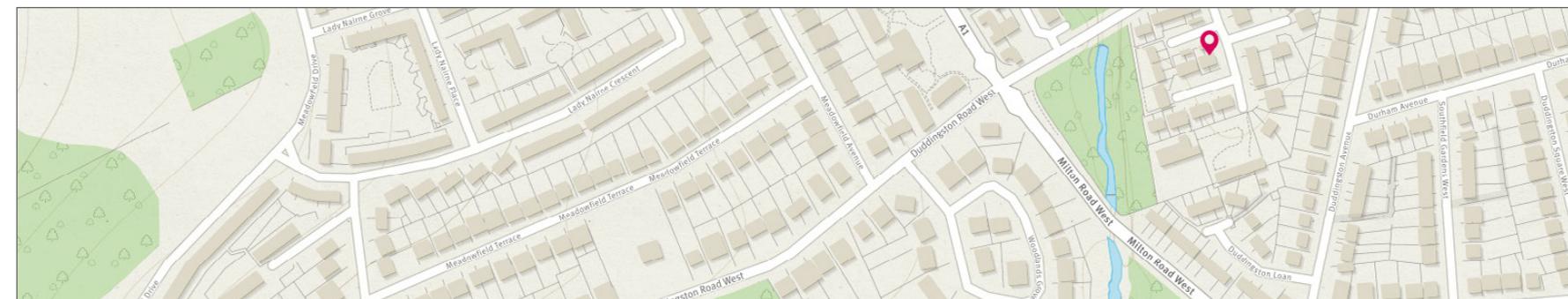
Approximate Dimensions
(Taken from the widest point)

Lounge	6.04m (19'10") x 3.29m (10'10")
Kitchen	1.90m (6'3") x 1.74m (5'9")
Bedroom 1	4.32m (14'2") x 2.85m (9'4")
Bedroom 2	3.28m (10'9") x 2.60m (8'6")
Bathroom	1.86m (6'1") x 1.66m (5'5")

Gross internal floor area (m²): 65m²

EPC Rating: D

Extras (Included in the sale): Garden shed, summer house and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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