



70 Meadowfield Terrace, Edinburgh, EH8 7NU

Charming, Beautifully Presented, & Spacious, Four-Bedroom, Detached Bungalow with Gardens

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Property Description

This charming, beautifully presented, and spacious four-bedroom, south-facing detached bungalow offers flexible family living with generous gardens and high-quality finishes. Located on a quiet side street, in a desirable elevated residential area of Duddingston, east of Edinburgh city centre, this superb home is perfectly suited to modern family life. Comprises a vestibule, hallway, living/dining room, kitchen, utility room, a family room, four double bedrooms, two en-suites, and a family bathroom.

Rarely available, featuring a bespoke rear extension with an impressive open-plan living space, and a range of quality finishes throughout. Highlights include a quality kitchen with granite worktops and top-of-the-range appliances, underfloor heating, and contemporary lighting. Further features include generous luxury bathrooms, oak flooring, multiple TV points, gas central heating, and double glazing. In addition, there is superb storage provision, including loft and eaves spaces and a substantial garden outbuilding with power and lighting. Externally, there are low-maintenance gardens to both aspects, with the generous rear garden including synthetic turf lawns, composite decked patios and feature lighting.

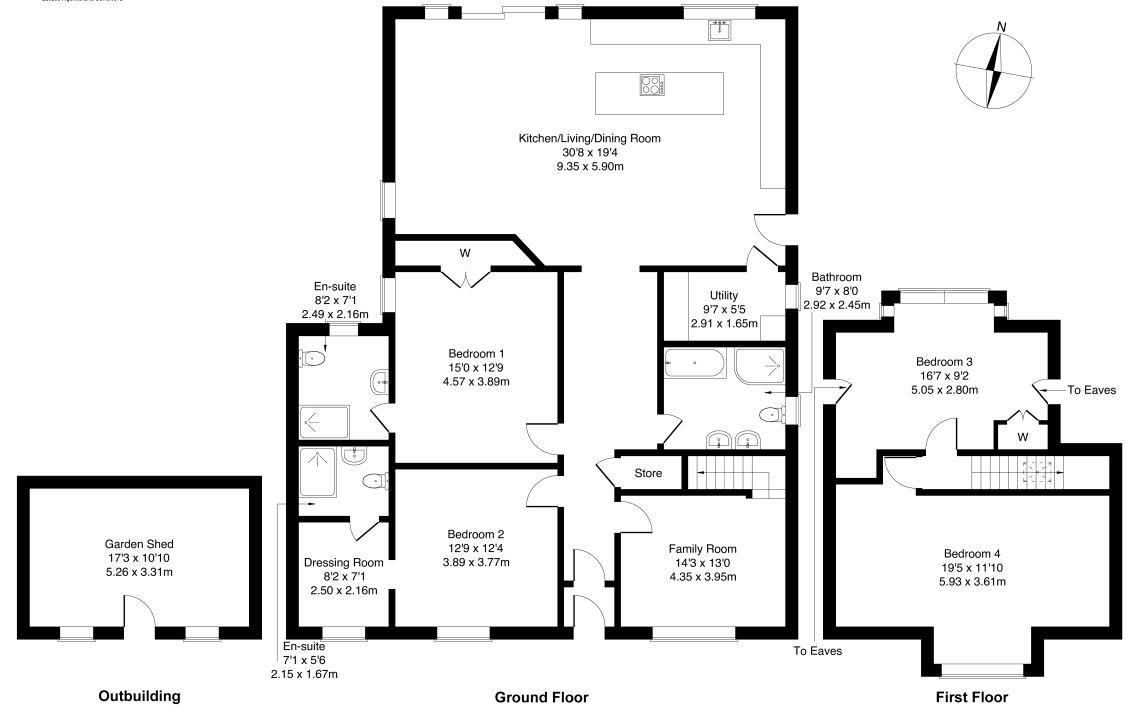
A welcoming entrance vestibule opens into the main hallway, where elegant oak flooring flows seamlessly through to an impressive open-plan living space. This superb heart of the home features a generous lounge and kitchen area, enhanced by light decor, spotlighting, LED feature lighting, and patio doors that flood the room with natural light while providing direct access to the garden. The stylish contemporary kitchen is fitted with quality units and luxurious granite worktops, complemented by a sink with spray-pull tap and a central island with breakfast bar seating. High-spec appliances include an induction hob with a premium Faber extractor (remote-controlled), an eye-level double oven, a dishwasher, and an American-style fridge/freezer. A separate utility room offers additional storage and a freestanding washing machine.

Bedrooms one and two are positioned side by side and offer particularly spacious double accommodation. Both are tastefully finished with light decor and carpeting, each enjoying its own luxury en-suite shower room complete with stylish tiling, ladder-style radiators, and MIRA showers. Bedroom one benefits from a built-in wardrobe, while bedroom two features an impressive walk-in dressing area. A generous family bathroom serves the home, fitted with a contemporary four-piece suite including a separate shower cubicle that also functions as a steam room. To the front of the property, a versatile family room provides an additional lounge or sitting area and gives access to the upper floor. Here, two further well-presented bedrooms offer excellent flexibility for family living, with bedroom three including a built-in wardrobe.



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Approximate Gross Internal Area: (2314 sq ft - 215 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





Area Description

Duddingston is a highly desirable residential area to the east of Edinburgh city centre, offering a wide variety of local amenities. Major supermarkets such as Morrisons, Sainsbury's, Aldi and ASDA are easily accessible, while Fort Kinnaird provides an extensive choice of high-street shopping and dining. Nearby Portobello High Street features a lively mix of independent cafes, shops, and services, including a butcher, fishmonger, bakery and greengrocer. Portobello Beach and its popular promenade offer scenic coastal walks and outdoor leisure, while Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park provide further green spaces and natural beauty. Portobello Leisure Centre includes swimming pools, a spa, Turkish baths, a gym and fitness facilities. The area is served by highly regarded schools, excellent road links via the A1, and frequent public transport services to the city centre and beyond.









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