

90 Duddingston Park, Duddingston Edinburgh, EH15 1JZ

OFFERS OVER £375,000



drummondmiller



- Versatile semi-detached bungalow
- Living room/bedroom 1 and separate dining room
- Kitchen, 3 bedrooms and bathroom
- Study/storage room within attic space
- Double glazing and GCH
- Full modernisation required
- Level enclosed garden with gated driveway and garage
- Popular residential estate
- EPC D

Description

This spacious three-bedroom semi-detached bungalow is located in the established residential area of Duddingston and is set on a generous plot with gardens, driveway and adjoining garage. The property provides a versatile layout (105 sqm) with scope for future improvements and possible extension (subject to necessary planning consents). The property comprises of an entrance vestibule, hallway, living room, kitchen, conservatory, three bedrooms (depending on layout) and a converted attic space/study room with WC. The property does require some upgrading whilst highlighting an incredibly flexible floorplan to suit the purchaser's requirements. In addition, there is gas central heating, double glazing and a particularly extensive garage (with electric).





Central Heating and Double Glazing

Gas central heating is complemented by double-glazing.

Garden, garage and driveway

The property occupies a level enclosed garden enjoying a sunny west-facing aspect. The garage is accessible from the sizeable front gated driveway.

Location

Duddingston, to the east of Edinburgh city centre, is a very popular residential area with a number of superb leisure and retail amenities. Nearby Fort Kinnaird Retail Park offers well-known high street retailers, a multiplex cinema and restaurants whilst the ASDA Supercentre at The Jewel makes for a great local supermarket. Portobello High Street, a 15-minute walk away, boasts independent retailers, popular cafes, bars and takeaways as well as the superb beach and promenade. Duddingston Loch, Arthur's Seat, and Holyrood Park are also nearby. There are regular bus links providing easy and quick access to all areas of Edinburgh or if you are travelling by car, the City Bypass, Edinburgh Airport, Forth Road Bridge and motorway network are all easily accessible.

Valuation

The mortgage valuation is £400,000 and a link to the Home Report is available from the ESPC website.

Council Tax and EPC

The property lies in Council Tax band E and had a D rated Energy Performance Certificate.

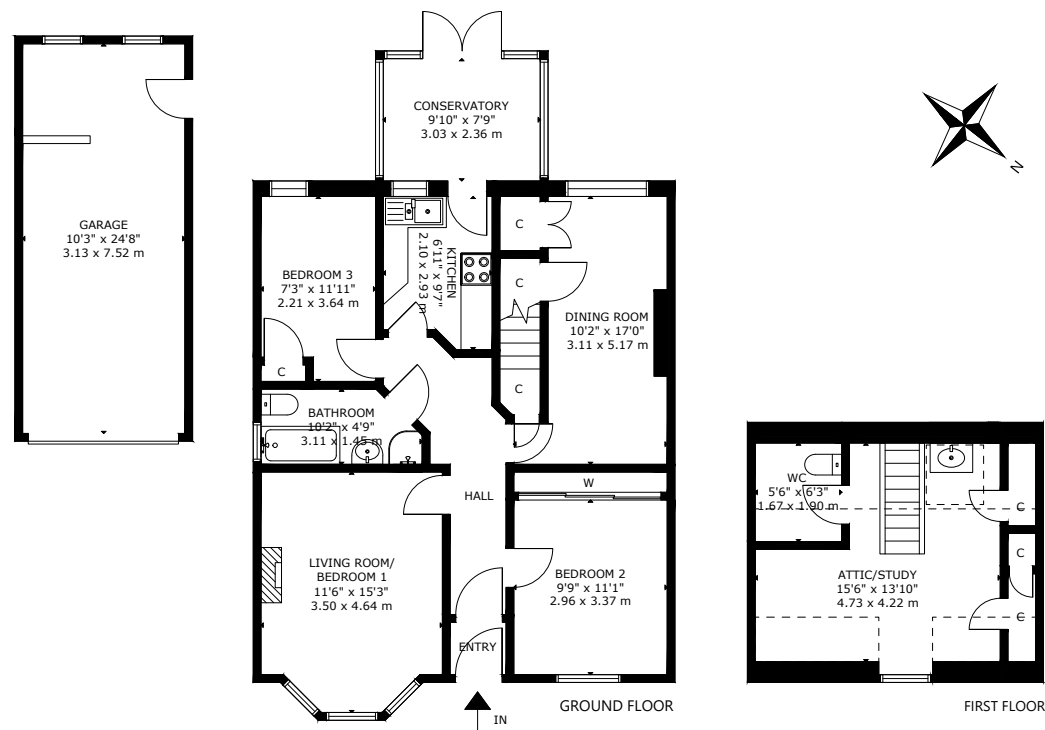
Extras

The blinds, curtains and fitted carpets are included in the sale price.

Viewing

By appointment with the Agent – 0131 229 3399





90 DUDDINGSTON PARK, EDINBURGH EH15 1JU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,126 SQ FT / 105 SQ M
 GARAGE 253 SQ FT / 24 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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