



76 Duddingston Road West, Edinburgh

Offers Over **£590,000**



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Edinburgh, Edinburgh

Duncan Laing and REMAX Estates – Edinburgh are delighted to offer to the market this charming 3/4 bedroom detached villa with period features in sought-after Duddingston Village.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Located in Duddingston Village
- Detached 3/4 Bedroom Property
- Substantial gardens to the front and rear
- Garage with large driveway
- Period Features
- Opposite Duddingston Golf Course
- Short walk to Holyrood Park and Arthurs Seat



Entrance Vestibule/Porch

A timber arch entrance door opens into a welcoming vestibule, which is further enhanced by a striking period stained glass door providing access to the main reception hall.

Hallway

11' 1" x 7' 1" (3.39m x 2.16m)

The spacious carpeted reception hallway provides access to all ground floor accommodation and features useful storage cupboards and a radiator. A carpeted staircase, complemented by a striking arched stained glass window, leads to the first floor.

Lounge

17' 4" x 12' 10" (5.29m x 3.90m)

A beautiful and bright lounge, featuring a large bay window to the front that overlooks the garden and offers views of Duddingston Golf Course. The room is enhanced by a timber fire surround with inset gas fire, fitted carpet, radiator, and decorative cornicing, creating an elegant and welcoming living space.

Kitchen

12' 8" x 11' 2" (3.86m x 3.40m)

A good-sized kitchen, fitted with a range of base and wall-mounted units and laminate flooring. The room features granite effect worktop with an inset large sink and drainer, integral gas hob, electric double oven and washing machine and space for a fridge freezer. A pantry and additional storage cupboard provide excellent storage, while a window overlooking the rear garden and a door giving direct access to it complete this practical and well-appointed space.





Dining Room/Bedroom 4

12' 8" x 11' 7" (3.86m x 3.52m)

A large dining room offering flexible accommodation, with potential to be used as a fourth bedroom. The room features a charming corner window, fitted carpet and blinds, radiator, and a convenient storage cupboard.

WC

5' 6" x 4' 9" (1.67m x 1.46m)

A tiled WC, with an opaque window to the rear allowing natural light, fitted with a WC and wash hand basin. The room also features a radiator, fitted blind, and laminate flooring.

1st Floor Landing

7' 7" x 6' 6" (2.32m x 1.97m)

A spacious upper landing, providing access to the main bathroom and all three double bedrooms. Natural light is afforded by an arched stained glass window, and the landing features fitted carpet, a radiator, and a storage cupboard housing the gas central heating boiler.

Master Bedroom

17' 4" x 11' 7" (5.28m x 3.52m)

The principal bedroom, which is located to the front of the property, is spacious and bright, featuring a large bay window to the front with views to Duddingston Golf Course. There is more than ample space for a king- or queen-sized bed and additional bedroom furniture. The room is complemented by decorative coving, a radiator, and fitted carpet.

Bedroom 2

12' 8" x 11' 7" (3.86m x 3.52m)

Bedroom two is a generously proportioned double, featuring a charming corner window with fitted blinds. The room is further enhanced by fitted carpet, decorative coving, a radiator, and a built-in storage press.





Bedroom 3

12' 8" x 9' 5" (3.85m x 2.88m)

Bedroom three is a comfortable double, featuring a corner window with fitted blind, fitted carpet, coving and radiator.

Bathroom

8' 8" x 6' 6" (2.63m x 1.98m)

The family bathroom is fully tiled and fitted with a WC, wash hand basin, bath, and separate shower enclosure. An opaque window provides natural light, and the room features tile flooring throughout.

Front Garden

The front garden features a sunken area with mature bushes, a tree, and well-established shrubbery. The remainder is laid to lawn and enclosed by neatly maintained hedging, creating an attractive and private frontage.

Rear Garden

The sunny rear garden is substantial and mainly laid to lawn, complemented by mature bushes and shrubbery. A timber summer house provides a charming focal point, while the garden enjoys delightful views towards Arthur's Seat.

Garage

Single Garage

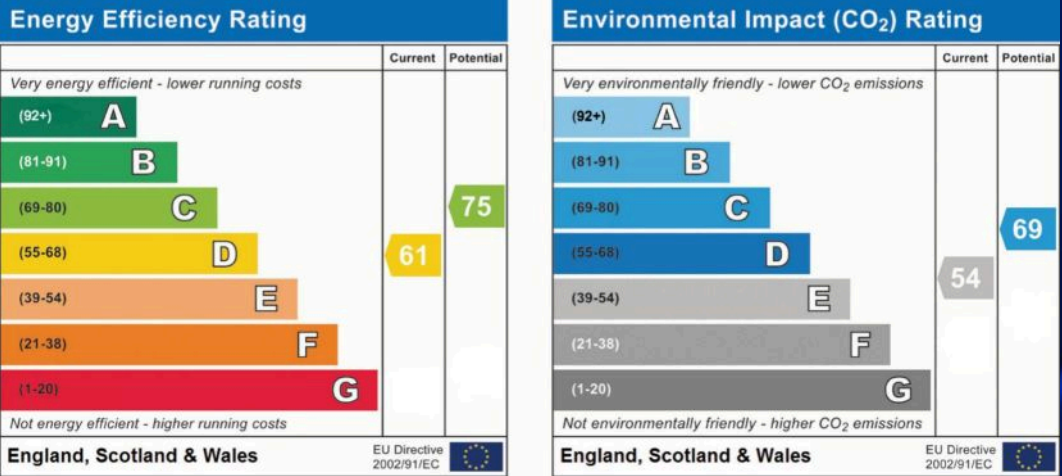
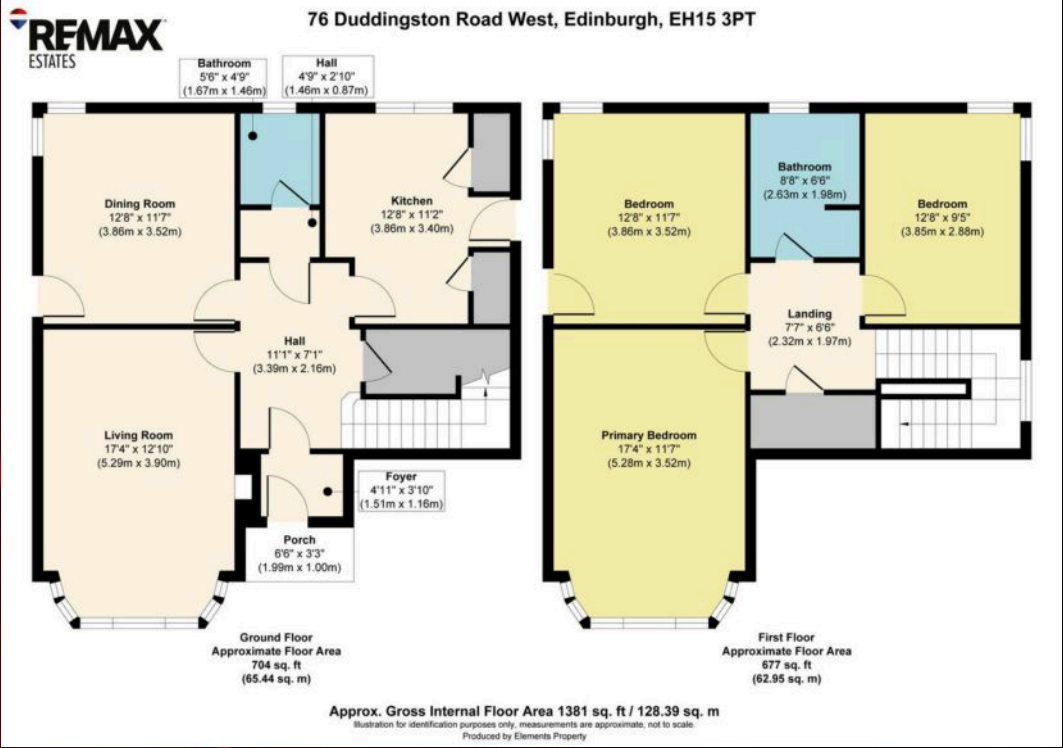
A large single garage, fitted with power and lighting, features up-and-over doors to both the front and rear, allowing a car to pass through to the rear garden. As well as parking for a large vehicle there is also ample space for additional storage.

Driveway

2 Parking Spaces

A gated driveway provides secure off-street parking for two cars and leads to a single garage, offering additional storage or parking space.







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