



SIMPSON & MARWICK

41 Duddingston Road West
Duddingston, EH15 3PR

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An outstanding 4 bedroom detached bungalow with private gardens, driveway and garage

- Sought after location
- Turn-key condition
- Sitting room overlooking the rear garden
- Kitchen/dining room with utility room off
- 3 spacious double bedrooms
- 1 further bedroom / office
- Bathroom
- Shower room
- Gas central heating and full double glazing
- Driveway and garage

Description

A superb 4 bedroom detached bungalow situated in the highly desirable area of Duddingston. The property benefits from a large, south-facing rear garden, a driveway and attached garage. Internally, the property has been substantially renovated and remodelled by the current owners and offers extremely stylish and spacious accommodation over 2 floors. The ground floor has a sitting room, bespoke kitchen / dining room with glazed, sliding doors leading to the decked area of the rear garden, 2 generous double bedrooms and a contemporary family bathroom. The upper floor, which has been newly created, has a further double bedroom, a single bedroom and a luxury shower room.



Location

Duddingston is a highly sought after residential area lying to the east of the city centre. Duddingston Village, which is situated just up the road, has a 12th century Kirk and Edinburgh's oldest pub, The Sheep Heid Inn. Figgate Burn Park, Holyrood Park, Duddingston Loch and the Bawsinch Nature Reserve are also all close by offering a slice of the country in the heart of the City. Portobello is a short walk away and offers a good range of local shops and eateries, for larger shopping facilities there is a nearby supermarket and an extensive range of high street retailers at Fort Kinnaird. Good bus services run to and from the city centre and there is easy access to the city bypass and the A1.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds and light fittings are included in the sale price as are the induction hob, oven dishwasher and fridge/freezer in the kitchen and the washing machine in the utility space.

EPC Rating D

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
1550 Sq Ft - 144.00 Sq M
(Including Garage)
For identification only. Not to scale.
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