

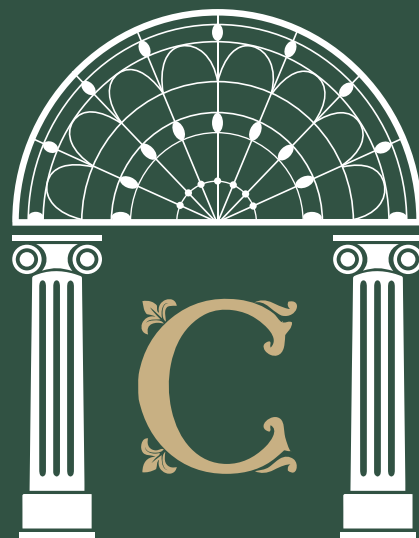
25 DURHAM SQUARE

DUDDINGSTON, EDINBURGH, EH15 1PU

The property's desirable location, just three miles from the heart of the capital, is well served by bus, nearby rail, and road links. It is within walking distance of local schools and approximately a mile from Holyrood Park, Portobello Beach, and Fort Kinnaird Retail Park – a fantastic setting for families seeking a peaceful retreat from the bustle of the city while staying within easy reach of its attractions and conveniences.



CULLERTON'S

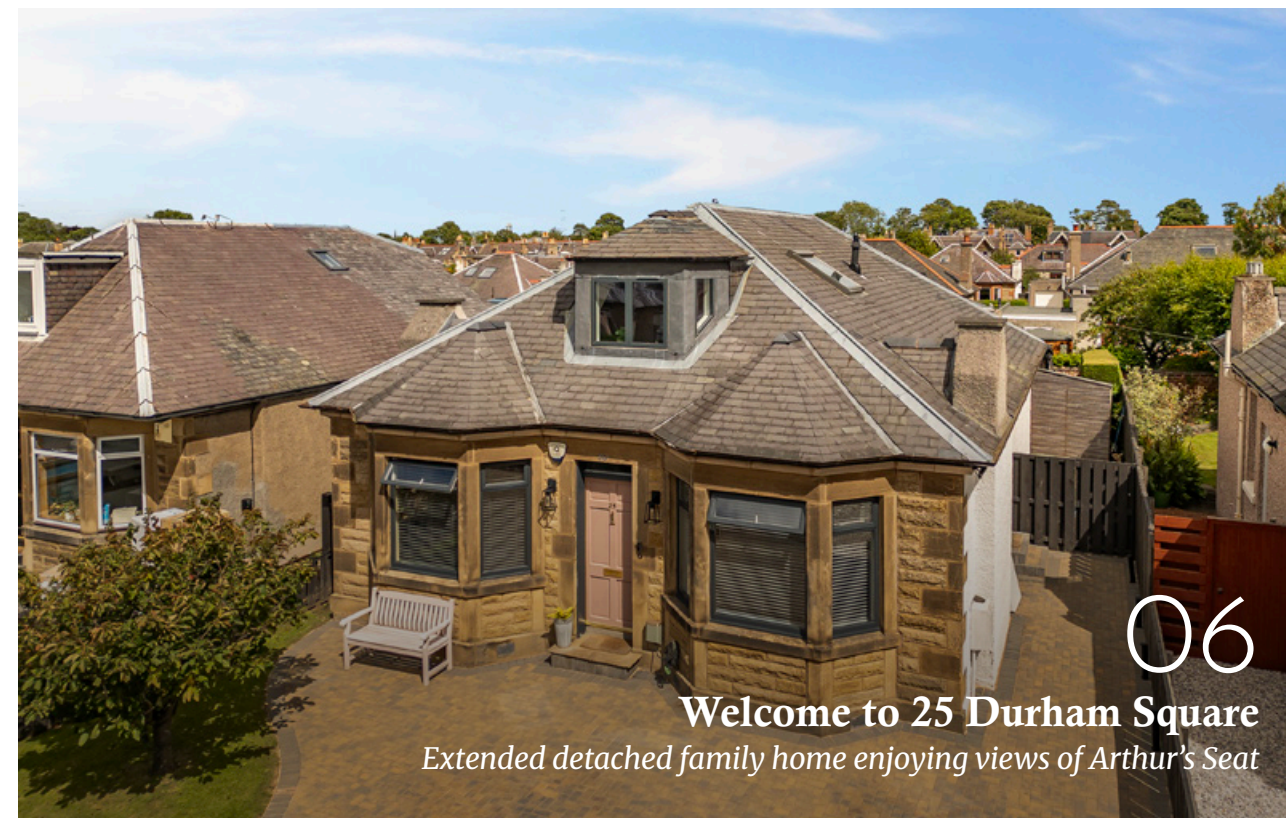


— The property expert behind the personalised service
MARK CULLERTON

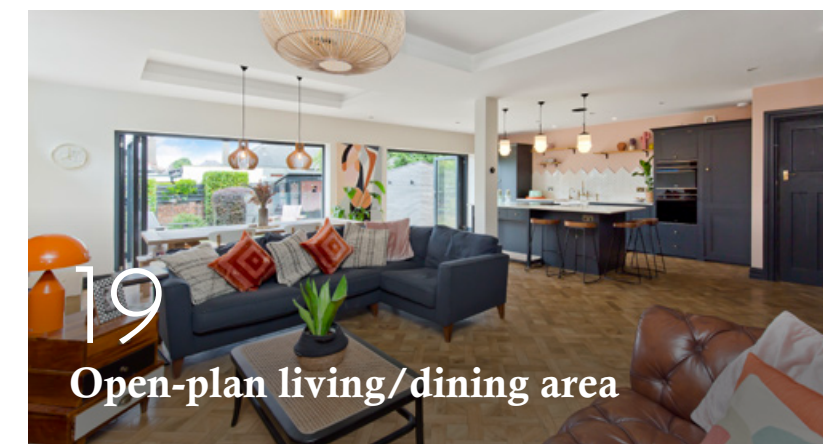
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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Property Name

25 Durham Square

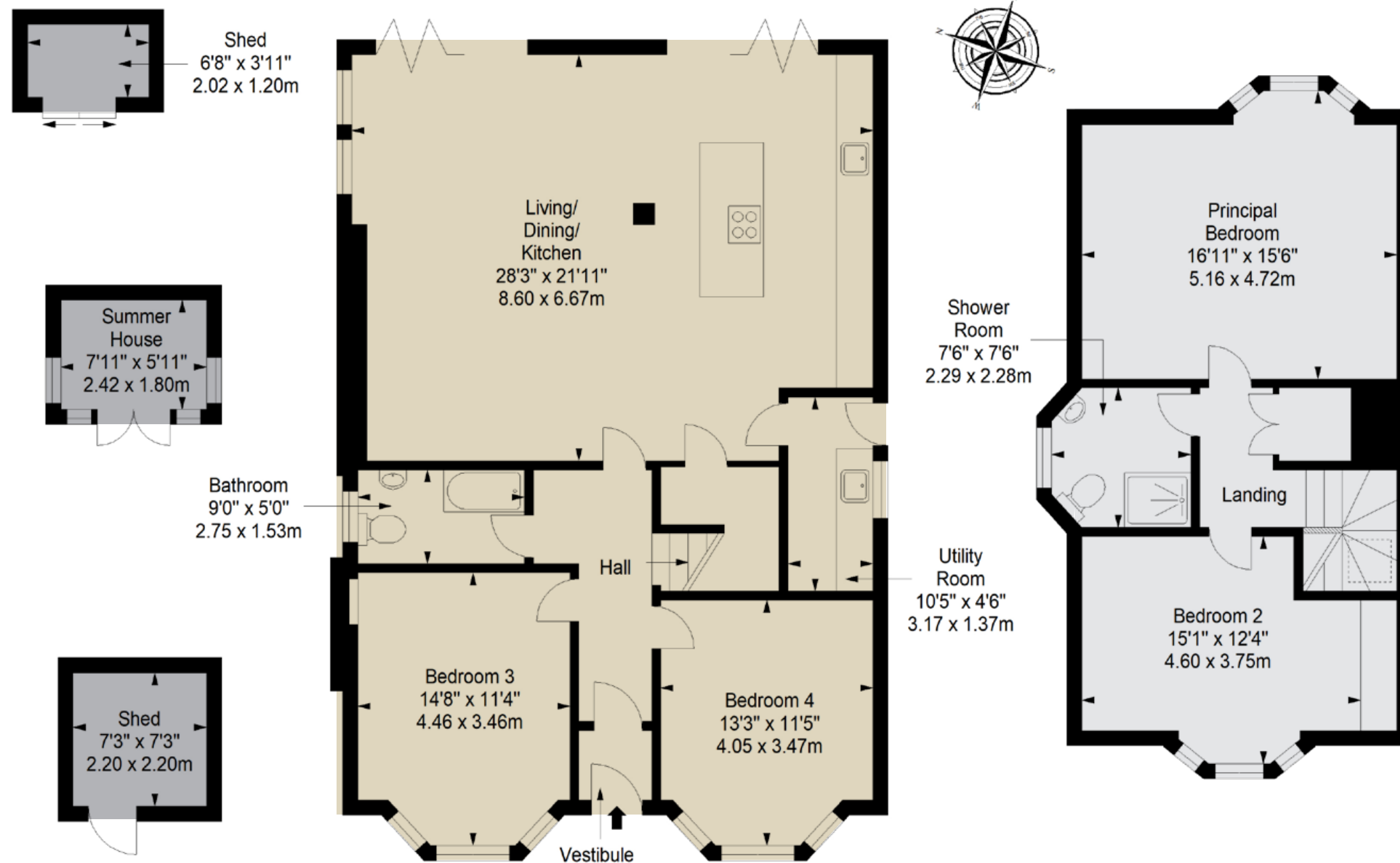
Location

Duddingston, Edinburgh, EH15 1PU

Approximate total area:

161.7 sq. metres (1740.6 sq. feet)

 - Ground Floor  - First Floor  - Externals



EXCEPTIONAL

family home enjoying Arthur's Seat views

GENERAL FEATURES

- Peaceful address in exclusive Duddingston
- Desirable views of nearby Arthur's Seat
- Extended detached dormer bungalow
- Light-filled luxury interiors with excellent eco-efficiency
- Superior family home just three miles from the city centre
- Home Report value - £650,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Inviting vestibule and entrance hall
- Open-plan living/dining area and designer integrated breakfast kitchen with underfloor heating and double bi-fold doors to the garden
- Four spacious and versatile double bedrooms (one with extensive storage)
- Ground-floor bathroom with over-bath rainfall shower and underfloor heating
- First-floor shower room with underfloor heating
- Practical utility room with access to both the kitchen and the driveway
- Gas central heating with a combi boiler and charming vintage-style radiators
- Double and triple glazing
- Super-efficient triple insulation in the extension
- Full rewiring and replumbing

EXTERNAL FEATURES

- Secure, south-facing rear garden
- Inviting front garden with a feature cherry tree
- Two powered sheds
- Charming timber summer house
- Private double driveway with electric vehicle charging point

Enjoying a peaceful suburban address in highly coveted Duddingston, this detached dormer bungalow has been expertly upgraded and extended to create a stylish and versatile family home. It features four double bedrooms, a shower room, a bathroom, and a convivial open-plan kitchen, dining, and family room with double bi-fold doors opening onto a secure south-facing garden. To the front is a private two-car driveway (with electric charging) and a further delightful garden.





25 Durham Square

DESIRABLE VIEWS OF NEARBY ARTHUR'S SEAT





BEAUTIFULLY
CRAFTED



WELCOME

to 25 Durham Square





T

his charming four-bedroom residence is instantly inviting, pairing a traditional sandstone exterior with contemporary

charcoal-grey window frames and a brass-detailed front door in chic dusk pink. The warm welcome continues inside with an attractively floor-tiled vestibule flowing into a light and airy, Amtico-floored entrance hall. Quality and attention to detail are evident throughout the home, which has been recently extended and designed by the current owner with a focus on modern family living and excellent eco credentials, including triple insulation and effective soundproofing.

IMPRESSIVE

open-plan living space





THE HEART

of the home



T

he social heart of the home is the kitchen, open to an area for relaxed seating and a large dining table, totalling over 55 square metres. It connects seamlessly to the garden on warmer days via double bi-fold doors that also allow the room to fill with natural light. Premium features include Amtico flooring with underfloor heating, a voice-controlled automated lighting system, a built-in Bose sound system, and stylish acoustic wall panelling.



BEAUTIFULLY CRAFTED KITCHEN

*with a breakfast island &
discreet utility room*



T

he kitchen features a large central island with seating for four, perfect for casual dining or socialising with guests while cooking. Designed by luxury brand Neptune, with a lifetime guarantee, the timeless navy kitchen boasts solid oak units and quartz worktops, offset by an eye-catching herringbone splashback and surrounding décor in harmonising soft pink and deep blue.

Designer integrated breakfast kitchen

A double Belfast sink with classic brass taps—including one with a boiling water function—adds to the Shaker-inspired charm. Integrated appliances, from such top brands as SMEG, include a double oven, an induction hob, and a large fridge, while a useful built-in pantry cupboard completes the space. A freestanding freezer is housed just outside the kitchen in one of the sheds. In the bright, adjoining utility room—styled in keeping with the kitchen—there is an integrated washing machine and an under-counter tumble dryer, along with a handy exit to the driveway.

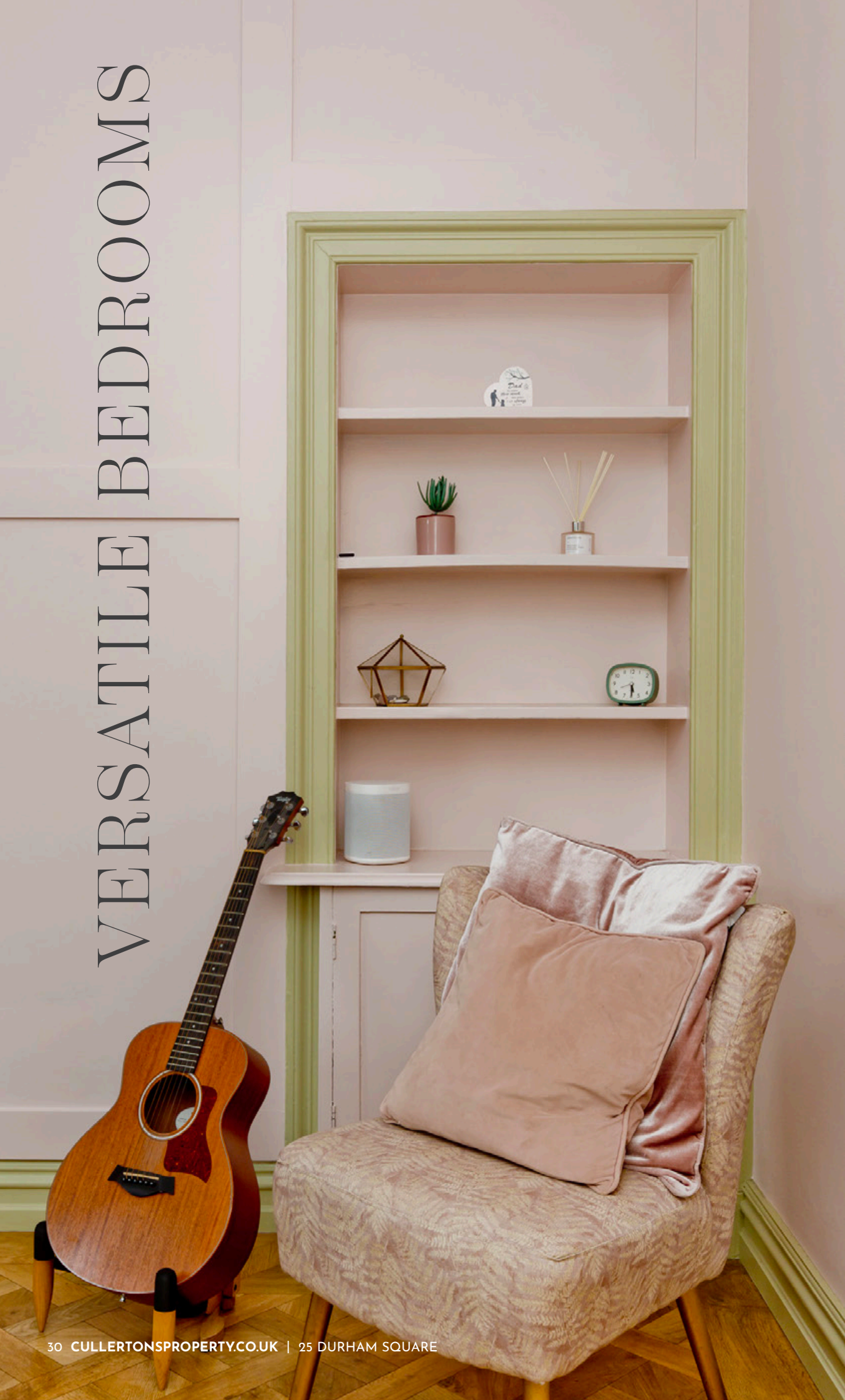


The bedrooms

SPREAD OVER TWO LEVELS



VERSATILE BEDROOMS



with the option for extra living space

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he ground floor offers two double bedrooms, both with bay windows allowing plentiful natural light. One is stylishly carpeted and fitted with attractive bespoke wardrobes providing a wealth of storage. The other bedroom features Amtico flooring, sophisticated décor with feature panelling, and a shelved Edinburgh Press for display items. Either room could be repurposed as a formal lounge, playroom, or home office.





U

pstairs, reached via an oak staircase and landing with storage, the two further double bedrooms (including the principal suite) are heightened by sumptuous carpeting and subtle accent décor. Both rooms span the width of the house and are extended by a dormer window, which, from the front-facing bedroom, offers a scenic outlook towards Arthur's Seat.



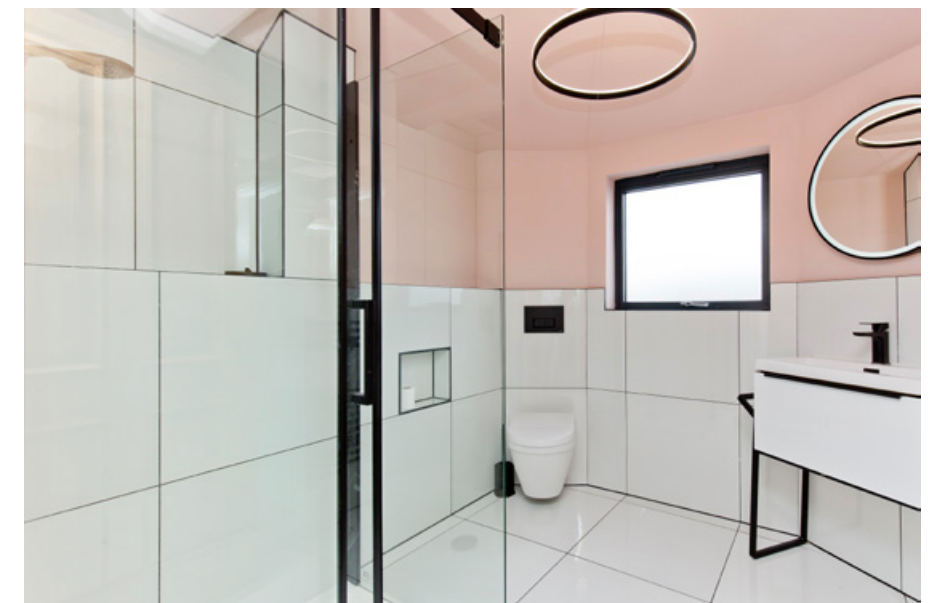
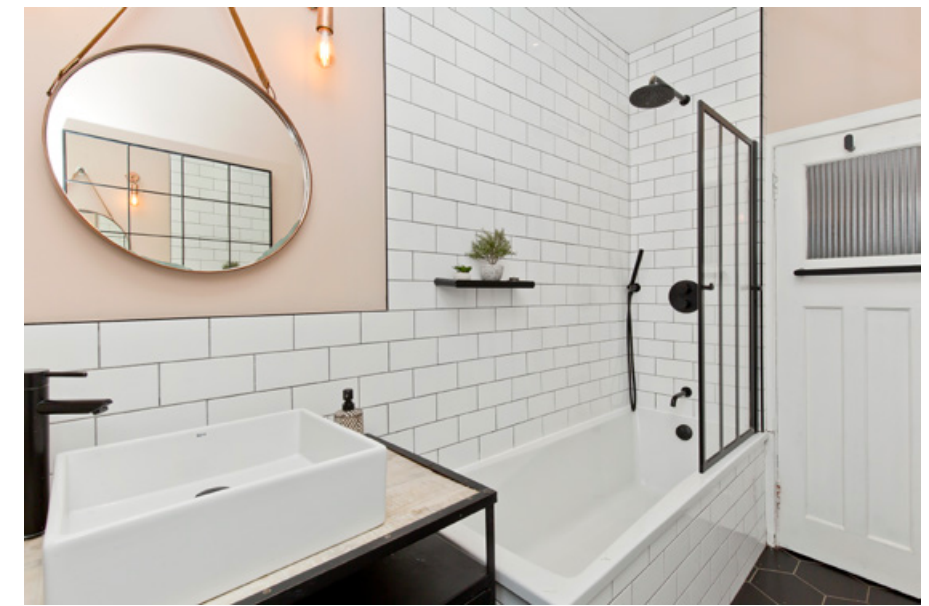




STYLISH

shower room and bathroom

The home includes a ground-floor bathroom and a first-floor shower room, both naturally lit and finished in an on-trend monochrome style, along with calming neutral décor and chic tilework. The bathroom features a WC, a countertop basin with a vanity unit, and a bath with an overhead rainfall shower. The shower room includes a WC suite, storage for toiletries, and a shower enclosure.



SECURE SUNTRAP GARDEN

The south-facing rear garden is fully enclosed, making it child- and pet-friendly, with secure, gated side access. In addition to a central, bordered lawn and a paved seating terrace, there is a raised deck that extends the internal living/dining space,

via the bi-fold doors, to create a perfect alfresco entertaining area. It is framed by a sleek glass balustrade and constructed from hardwearing Millboard composite decking with an oak-inspired finish.





T

he Two powered sheds, one with a contemporary slatted-timber design, provide plentiful external storage, while a summer house offers a sheltered relaxation area – ideal for the Scottish summer! The front garden enhances kerb appeal with a neatly shaped lawn, a seating area, and a feature cherry tree. The attention to detail continues with external lighting and power points to both front and rear. Hugged by the front garden, the double driveway is finished in well-maintained monoblock paving and includes an EV charging point.

*A charming
summer
house*

DUDDINGSTON

Nestled beneath the iconic Arthur's Seat and Salisbury Crag, the suburb of Duddingston offers a charming village atmosphere just a few miles from central Edinburgh. Residents enjoy easy access to stunning natural scenery, including Holyrood Park and Duddingston Loch, with its botanical waterside garden to the west, and Portobello's beautiful sandy beach to the east. This prime location supports a range of outdoor activities, from walking, cycling, and hiking in Holyrood Park to golfing at Duddingston Golf Club.



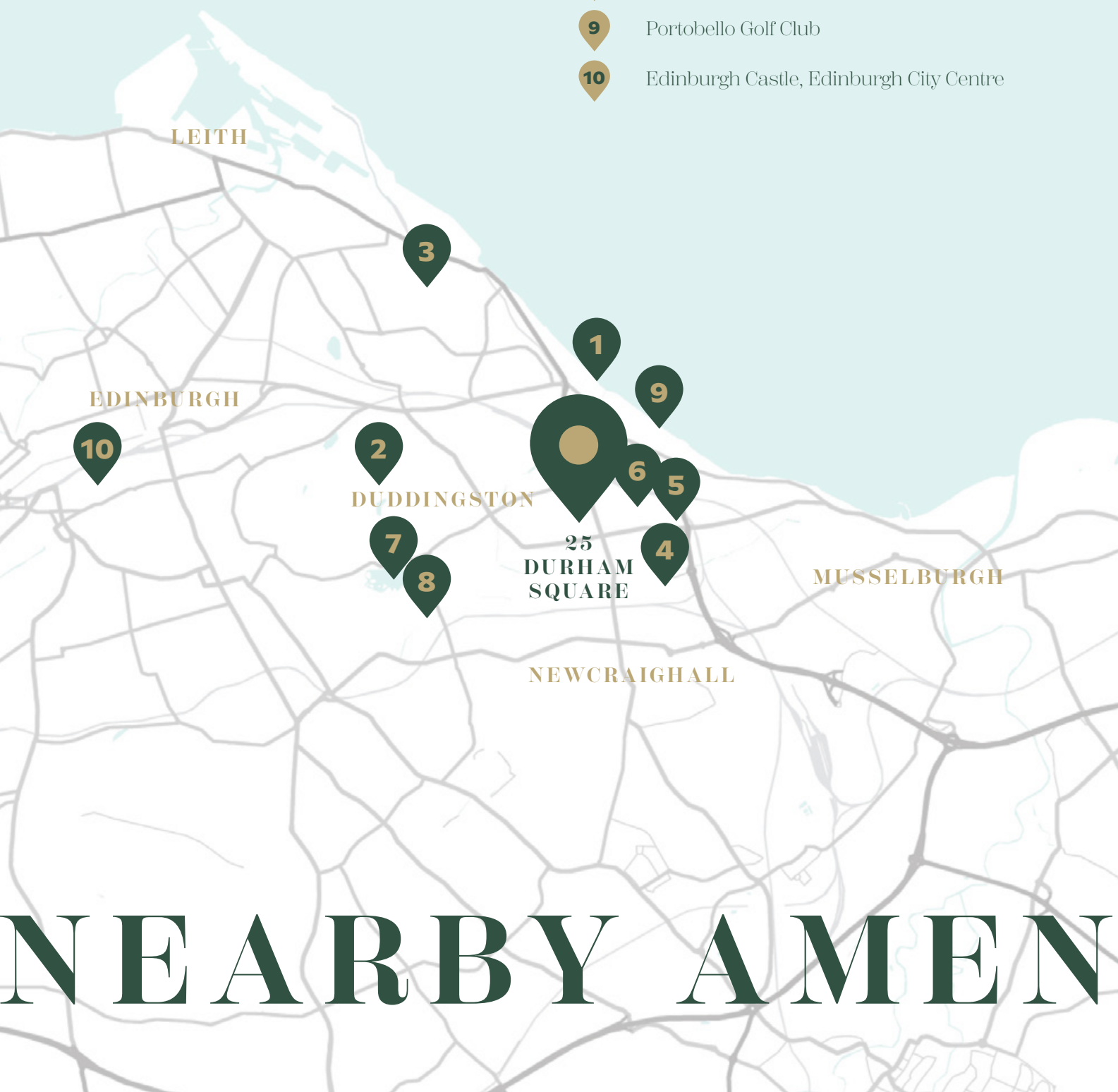
Easy access to stunning natural scenery, including Holyrood Park and Duddingston Loch

Within Duddingston's picturesque conservation village lies the 13th-century Sheep Heid Inn, an ever-popular dining pub, while excellent local services and amenities are found along nearby Portobello High Street, less than a mile away. Here you'll discover a variety of independent shops, local supermarkets, cafés, pubs, and restaurants. Shops and attractions at Fort Kinnaird Retail Park - one of the UK's largest - are also just five minutes away by car.

Duddingston is ideal for families seeking a relaxed lifestyle within the city limits. It falls within the catchment area of highly regarded schools and is well-served by city bus routes. Additionally, thanks to its proximity to the Edinburgh City Bypass, the A1, and Brunstane train station, commuting both across the city and further afield is straightforward.

Just a few
miles from
central
Edinburgh

- 1 Portobello Beach
- 2 Holyrood Park
- 3 Craighentinny Golf Course
- 4 Asda Supercentre
- 5 Duddingston Primary School
- 6 Portobello High School
- 7 Duddingston Loch
- 8 Duddingston Golf Club
- 9 Portobello Golf Club
- 10 Edinburgh Castle, Edinburgh City Centre



SCHOOLS

State Schools: Duddingston Primary School, Portobello High School

Independent Schools: Fettes College, George Heriot's School, George Watson's College, Erskine Stewart Melville School, Loretto School

CULTURE

In easy reach of world-class city centre attractions, including museums and national art galleries

SHOPPING

Local convenience shopping, Portobello High Street, Fort Kinnard Retail Park

#1

AN EXCLUSIVE SUBURB
NESTLED BETWEEN
HOLYROOD PARK AND
COASTAL PORTOBELLO

LOCATION



A peaceful central suburb served by excellent transport connections

TRANSPORT



Bus – 44, 49, 113, 124

Tram Stop – Foot of the Walk and McDonald Road (3.0 miles)

Train Station – Edinburgh, Waverley (3.3 miles)

Airport – Edinburgh International (11.2 miles)



SPORTS

Duddingston Playing Fields, Duddingston and Portobello Golf Clubs, Portobello Swim Centre

FOOD & DRINK

The historic Sheep Heid Inn, family chain restaurants at Fort Kinnard, cosy dining pubs, bistros and seafront street food at Portobello, and a selection of local takeaways

PARKS

Holyrood Park and Arthur's Seat, Duddingston Loch, Dr Neil's Garden, The Innocent Railway walking and cycle path, Portobello Beach and Promenade

NEARBY AMENITIES

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

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— *About Mark*

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Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.