

53 Bonnybridge Drive, Duddingston, Edinburgh, EH15 3FB



Description

Most impressive detached family villa, of immense appeal, with garage and enclosed rear garden quietly set within a sought-after modern development enjoying an extremely convenient location, close to a superb range of amenities and excellent transport links. This exceptional home has been finished off to a high standard and offers particularly spacious family accommodation in good decorative order.

- Entrance hall
- Living room
- Well appointed kitchen/dining room with French doors to rear garden
- Utility room with adjoining WC
- Master bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom featuring a white three piece suite and shower over the bath
- Gas central heating and double glazing
- Intruder alarm
- Attic storage
- Private gardens front and rear
- Integral garage and driveway

Extras

The fitted floor coverings, blinds, curtains, double oven, hob, cooker hood, dishwasher and fridge/freezer are included.

EPC Rating: C

Price and Viewing

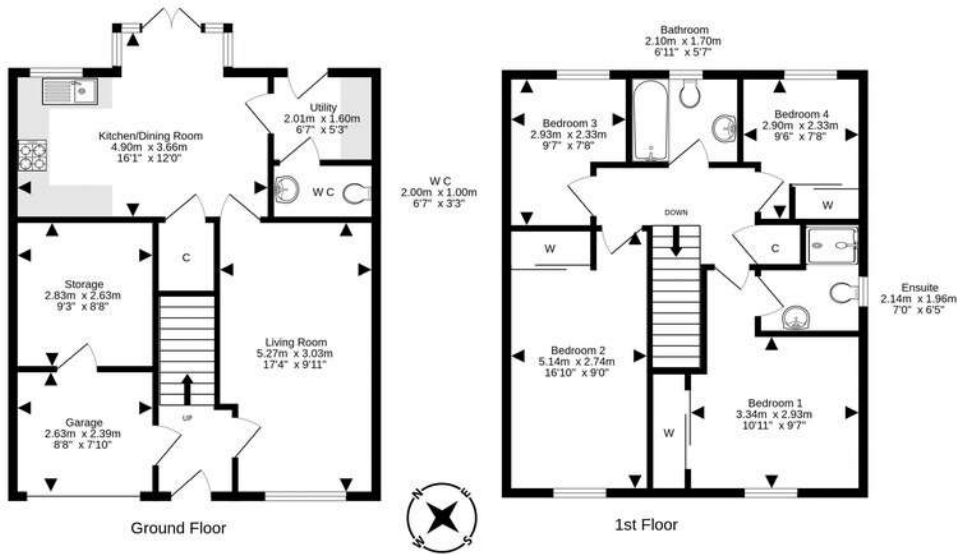
For price and viewing information or further details on this property please contact us on 0131 557 3188.



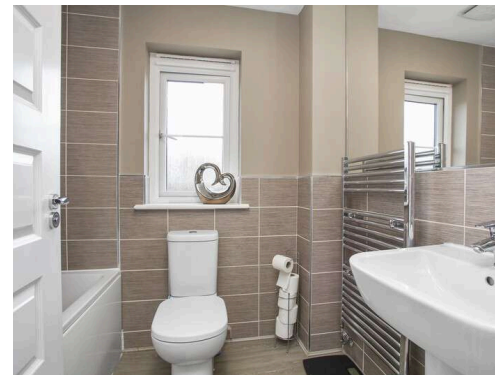
Location

Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling, and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly shopping and restaurant outlets at the nearby Fort Kinnaird leisure complex which also includes an Odeon Cinema. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for a selection of both primary and secondary schools, and its close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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