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Solicitors and Estate Agents
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Council Tax
Band: D

EPC
Band: C

Total Area:
67.5 m²



31 Corbiewynd
Duddingston, Edinburgh, EH15 3RP



THE PROPERTY

A well-presented, three-bedroom, end-terrace house in popular Duddingston, offering light-filled living accommodation, a fashionable dining kitchen, and a south-facing garden. The property boasts a prime position on a quiet cul-de-sac, in walking distance of the excellent amenities at Fort Kinnaird, and forms part of a family-friendly modern development.

Tucked behind a front lawn, the home has a welcoming approach and an appealing façade. Moving inside, the front door opens into a hall for coats and shoes, leading right into the living room. This spacious reception area sees lots of natural light from oversized windows, ensuring a bright living environment for everyday use. It features neutral decoration and a subtle feature wall to create a modern and tranquil ambience – perfect for unwinding and socialising. Next door, the dining kitchen impresses with its on-trend, contemporary design, fitted with white base and wall units that are contrasted by wood-effect worktops and complemented by the metro-style splashbacks and soothing décor. It has space for a family dining table for relaxed meals together and comes with a great range of integrated appliances (ceramic hob, oven, dishwasher, and fridge/freezer). It also comes with an undercounter washing machine. Under-stair storage and garden access complete the room. On the first floor, the naturally-lit landing (with storage)

connects to the three bedrooms. To the front, the master bedroom is a good-size double with airy décor and a built-in wardrobe. To the south-facing rear with peaceful garden views, the remaining two bedrooms are versatile singles arranged for children. Finally, the bathroom has an attractive design with partial tiling and a nautical-themed border, offering a three-piece suite and a shower-over-bath. Gas central heating and double glazing ensure comfort and efficiency.

Externally, the home has a large rear garden that is laid to lawn and fully enclosed, enjoying a sunny, south-facing aspect for summer dining. To the front, there is ample, unrestricted parking for visitors and residents alike.

Extras: Included in the sale are all the fitted floor and window coverings, light fittings, and integrated appliances.



FEATURES

- Well-presented end-terrace house
- Part of a modern development
- On a cul-de-sac in Duddingston
- Walking distance of Fort Kinnaird
- Welcoming entrance hall
- Bright & spacious living room
- Contemporary dining kitchen
- Naturally-lit landing with storage
- Good-size double bedroom
- 2 versatile single bedrooms
- Modern 3pc bathroom
- South-facing rear garden
- Unrestricted on-street parking
- GCH & DG

HOME REPORT VALUE : £230,000

VIEWING: By appointment call 0131 467 5566 to arrange.







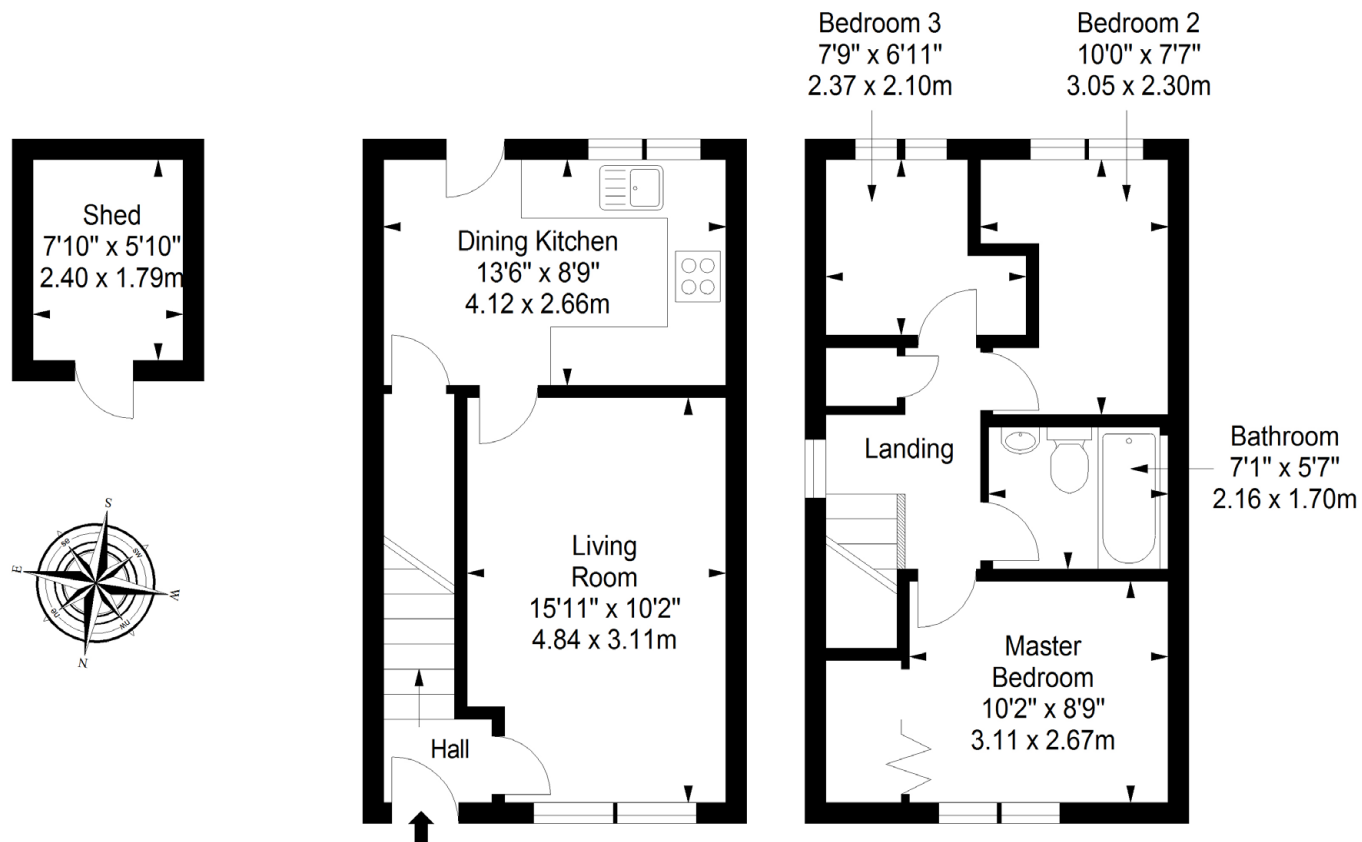




DUDDINGSTON, EDINBURGH

Nestled at the foot of majestic Arthur's Seat and Salisbury Crags, Duddingston offers a unique village setting, yet is just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the east, residents have some of the capital's most outstanding natural landscapes and views right on their doorstep. And of course, there is no shortage of outdoor pursuits, from walking, cycling, and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club. The area is served by fantastic local services and amenities,

particularly on nearby Portobello High Street, which is lined with an array of traditional shops and business, plus a handful of thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), Duddingston is within the catchment area for excellent local 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.



Total area: approx. 67.5 sq. metres (726.6 sq. feet)

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