



5 Durham Grove
Edinburgh, EH15 1PX

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"Durham Grove is a wonderfully presented and exceptionally spacious 5 bedroom detached bungalow"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- SITTING ROOM / BEDROOM 5
- KITCHEN / DINING ROOM
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 (DOUBLE)
- FAMILY BATHROOM
- DRIVEWAY
- ENCLOSED REAR GARDEN
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS









LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Meadowbank Stadium & Jack Kane Leisure Centres, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

Durham Grove is a wonderfully presented and exceptionally spacious 5 bedroom detached bungalow, situated in a quiet cul-de-sac located within the highly desirable Duddingston district.

Offered in genuine move-in condition, the impressive accommodation comprises: entrance vestibule; welcoming hallway with cupboard off; bright and spacious living room with French doors leading to rear garden; stylish open plan kitchen / dining room with base and wall mounted units, integrated appliances, breakfast bar and French doors to rear garden; generously sized double bedroom 1 with bay window and ensuite shower room off; double bedroom 2 with ensuite shower room; front facing sitting room / double bedroom 5 with bay window; carpeted stair to upper landing with cupboard off and Velux window with views towards Arthurs' Seat; well proportioned double bedrooms 3 & 4 and contemporary bathroom with four piece suite and Velux window.

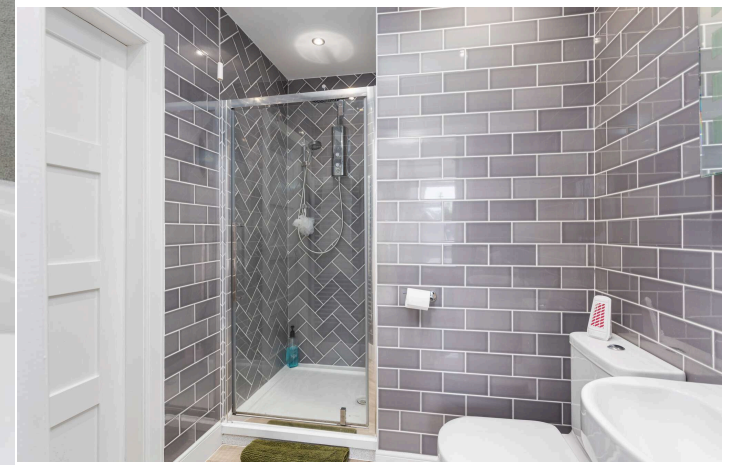
Further benefits include: gas central heating; double glazing; monoblock driveway with space for multiple vehicles; side gate access to beautifully manicured rear garden with mature shrubs, lawn and decking area; excellent local amenities and great transport links. Furniture available by separate negotiation.

EPC RATING

The energy efficiency rating for this property is band C

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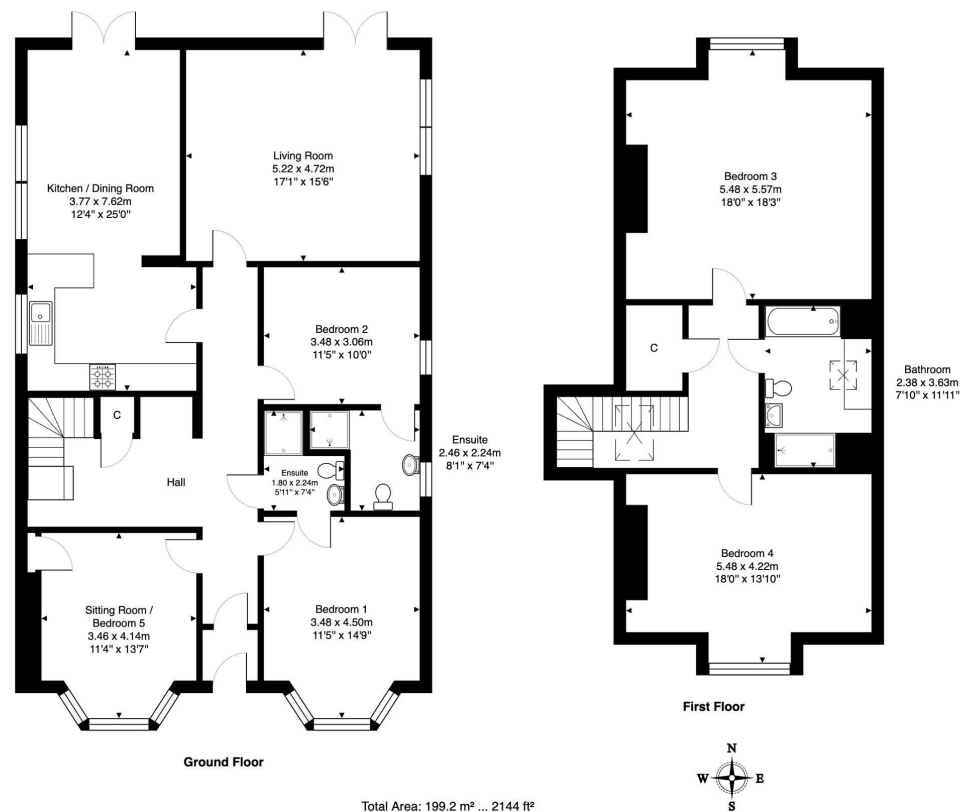




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