



39A Park Avenue
Edinburgh, EH15 1JS

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"39A Park Avenue is a two bed ground-floor villa forming part of an attractive traditional building"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PERIOD FEATURES
- PRIVATE REAR GARDEN
- UNRESTRICTED ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT 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 and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinraid 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 and Queen Margaret University campus.

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. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

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



DESCRIPTION

39A Park Avenue is a two bed ground-floor villa forming part of an attractive traditional building situated adjacent to Portobello Golf Course and the new Portobello High School.

Accommodation comprises: a shared entrance leads to the flat's front door; hallway with two built-in storage cupboards; impressive living room, where light proportions and a large bay window create a wonderfully bright and spacious room with feature fireplace, Edinburgh press, rich wood flooring and ornate cornicing; kitchen with new integrated appliances consisting of fridge/freezer, oven, induction hob, washing machine & dishwasher. The kitchen has space for table and chairs and there is a door to the rear garden; generously proportioned double bedroom one with ornate cornicing and a feature fireplace; double bedroom two with Edinburgh press and bathroom complete with mains shower over bath completes the accommodation on offer.

Further benefits include new gas central heating which is only 6 months old, double glazing, a private rear garden with a low-maintenance paved patio area surrounded by mature trees and shrubs and unrestricted on-street parking.

EPC RATING

The energy efficiency rating for this property is band D

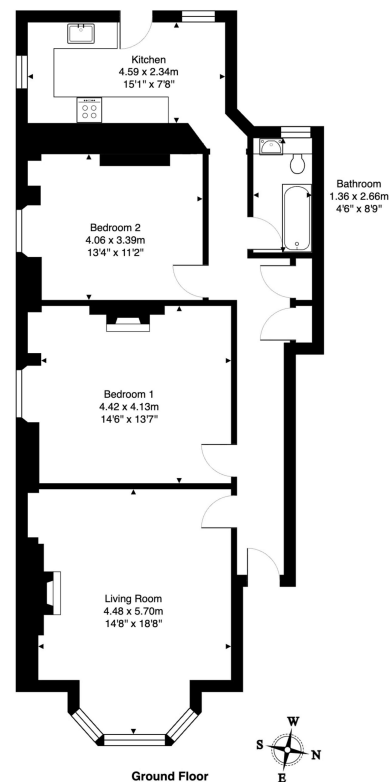




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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 90.6 m² ... 975 ft²

All measurements are approximate and for display purposes only.

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