









Spacious semi-detached villa located in the popular and established residential area of Duddingston, close to excellent local amenities and a short commute to the City Centre. Duddingston is a highly sought after residential area lying to the east of the City Centre. Duddingston Village, which is situated just up the road, has a 12th century Kirk and Edinburgh's oldest pub, The Sheep Heid Inn. The Figgate Park, Holyrood Park, Duddingston Loch and the Bawsinch Nature Reserve are also all close by offering a slice of the country in the heart of the City.

Other local amenities include the Victorian Portobello Swimming Pool, fitness centres, well regarded golf courses and football pitches. The large sandy Portobello beach and Promenade is a short walk away and Portobello offers a good range of local shops, restaurants cafes and bars. For larger shopping facilities there is an Asda at the Jewel and an extensive range of high street retailers at Fort Kinnaird both of which are a short drive away. Good bus services run to and from the City Centre and there is easy access to the city bypass and the A1.

Internally the property is in good decorative order and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale although their condition is not warranted.

Private gardens to front and rear.

PROPERTY DETAILS

- Entrance Vestibule with built in cupboards.
- Hallway with deep under stair cupboard. Carpeted staircase to upper floor. Window to side.
- Lounge with bay window to front Feature fireplace with gas fire. Cupboard housing water tanks. Open plan to Dining Room with window to rear overlooking garden. Space for good sized dining table and chairs.
- Stylish and modern fitted Kitchen with matching wall and base units. Integrated gas hob and electric oven. Integrated washing machine and fridge. Ample work surfaces with sink with drainer. Window to rear overlooking garden.

Upper Floor

- Upper Hall with attic access hatch.
- Large Double Bedroom with window to front. Three built-in cupboards provide useful storage space.
- Second good-sized Double Bedroom with window to rear overlooking garden.
- Stylish Bathroom with white three-piece suite comprising bath with electric shower above and shower screen, wash hand basin with vanity unit below and WC. Mirror with light above. Frosted window to rear.
- Large attic providing additional storage space.









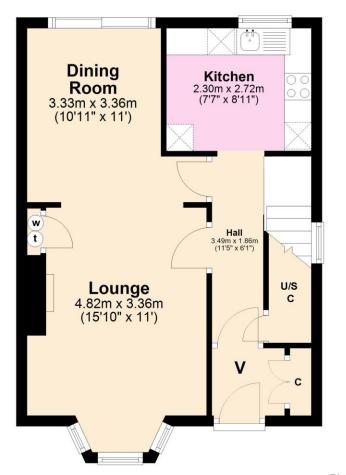






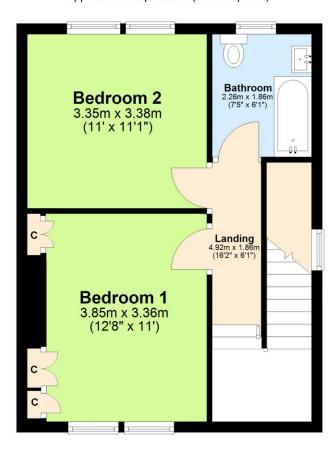
Ground Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchases.



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