










Offers Over

**£570,000**

## 4 Durham Road South

Duddingston | Edinburgh | EH15 3PD

A fantastic opportunity has arisen to purchase this impressive, truly stunning extended detached bungalow with extensive private garden, driveway and garage situated within the heart of Duddingston, close to excellent commuting links and many local amenities.

-  3 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



## Description

The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for the growing families looking for a fine family home in a sought after location. In brief the subject comprises; entrance vestibule leading to welcoming entrance hallway with useful storage, light and airy bay windowed reception room, dual aspect stunning fitted kitchen with island, open plan to dining area/second family room and French doors accessing rear garden, useful utility room located off, well proportioned principal bedroom to the front with fitted wardrobes and stylish en-suite bathroom with roll-top bath, further good sized double bedroom to the rear and contemporary family bathroom with white three-piece suite and shower over bath. Finally, the upstairs accommodation comprises of a generously proportioned third bedroom with fabulous walk-in wardrobe, en-suite shower and eaves storage. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the Range style cooker and integrated dishwasher.

## Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with double doors.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

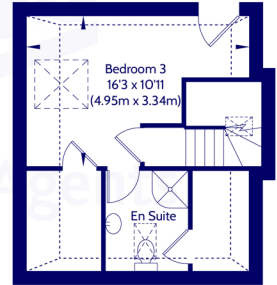
Duddingston offers a unique setting close to iconic Arthur's Seat and tranquil Duddingston Loch, yet also enjoys a central location between the city centre and the white sandy beaches of Portobello. Less than three miles southeast from the heart of the capital, Duddingston is home to an excellent range of local shops and amenities. The historic 13th century Sheep Heid Inn with a traditional pub skittles alley can be found in charming Duddingston Village, with nearby Fort Kinnaird boasting luxury retail outlets, eateries and a multiscreen cinema. Schooling and further education is well catered for: the property is within the catchment area for Duddingston Primary School and St John's RC Primary School and Portobello High School and is in close proximity to Holyrood RC High School. At tertiary level, Duddingston is convenient for Edinburgh College and Queen Margaret University in nearby Musselburgh, as well as world-class universities both in the city centre and on the green fringes of the capital. Duddingston enjoys excellent public transport links, served by frequent day and night bus services; commuting by car is also fast and convenient owing to Duddingston's close proximity to Edinburgh City Bypass, the A1 and main routes into the centre.



Approx. Internal Area 138.78 Sq M / 1494 Sq Ft.  
Not to scale. For identification only.  
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**First Floor** To Eaves



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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