










Offers Over

**£400,000**

## 18 The Causeway

Duddingston Village | Edinburgh | EH15 3PZ

An excellent opportunity has arisen to acquire this fantastic and rarely available three bedroom semi-detached villa quietly nestled into an exclusive and sought-after development within the historic Duddingston Village. Boasting a garage and private gardens while being positioned close to superb amenities and transport links, the property will undoubtedly make for an ideal family home. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Single garage with parking
-  EPC Band - D
-  Council Tax Band - E



## Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and spacious lounge/diner with a gas fireplace and French doors leading to the garden, fully-fitted kitchen with a range of integrated white goods while being styled with glossy units and a black worktop, first floor landing with access to the partially-floored attic space via a Ramsey ladder, first generously-proportioned double bedroom with fitted wardrobes and a lovely front-facing aspect, second double bedroom with integrated wardrobes and a leafy rear outlook, third bedroom allowing for optional use as a single bedroom or home office/study with integrated storage, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include a security intruder alarm system, gas central heating and double glazing throughout.





## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front of the property lies a lovely private garden mostly laid to lawn with a border filled with mature shrubs. To the rear and side, the L-shaped private garden is laid with artificial turf with a wooden decking area and gorgeous flower beds. For the car owner, there is a single garage with a parking space in front. There is also access to a residents community garden nearby with allotments.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

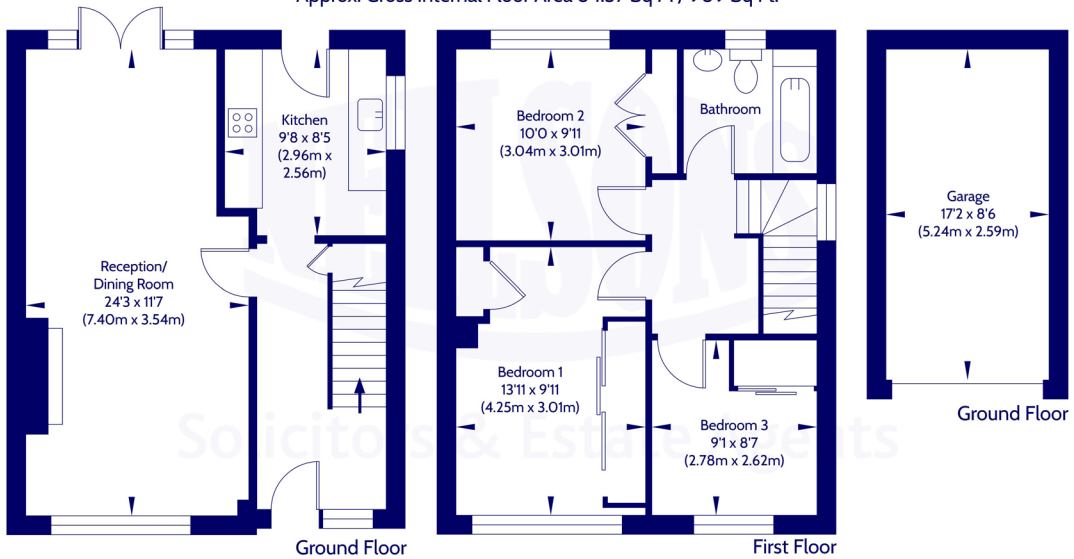
Duddingston Village is located on the cusp of Arthur's Seat to the east of Edinburgh and is well served by a host of excellent amenities at the nearby 24hour Asda and Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots and Next as well as an Odeon cinema and a variety of restaurants. The conservation area is within close proximity to Holyrood Park and offers a superb opportunity for outdoor activities and enjoying green space.

Portobello and Musselburgh are within close proximity, offering a further range of smaller retailers, restaurants and many pleasant walks along the promenades as well as Newhailes Park and National Trust House. Further leisure facilities are available including Portobello and Musselburgh Golf Courses, Jump in trampoline center, Power Soccer 5 a side Football Centre and both indoor and outdoor bowling Centres. The property is within the catchment area of good schools at both primary and secondary level and the area is well served by good bus services to and from Edinburgh's City Centre. The City By-pass is close by and links you to the main motorway network.





Approx. Gross Internal Floor Area 84.37 Sq M / 909 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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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