










Offers Over

**£575,000**

## 45 Duddingston View

Duddingston | Edinburgh | EH15 3LZ

Impressive, cleverly extended detached bungalow over two levels, offered to the market in excellent condition affording a generous plot including a secluded south-facing rear garden, long driveway and double-length garage with power and light. Quietly positioned within the sought-after Duddingston district of the city, within easy reach of the city centre with superb commuting links and amenities nearby.

-  3 Bedroom
-  2 Public room
-  2 Bathroom
-  Private Gardens
-  Driveway & Double Garage
-  EPC Rating – D
-  Council Tax Band – G



## Description

This exceptional home, which shall undoubtedly appeal to many, has been meticulously maintained throughout with quality fixtures and fittings, including solid wood doors and floors together with a recently upgraded en-suite shower room. The exterior has also been re-rendered and painted with a new wall built to the front of the property providing delightful kerb appeal. The light-filled, elegant interior comprises; entrance vestibule, welcoming hallway with all rooms located off. There is a substantial rear facing reception/diningroom with French doors to the garden. A further sittingroom/familyroom features a fireplace with French doors to the rear garden and carpeted staircase leading to the upper floor. The modern kitchen is fitted with a range of white wall and base units with built-in Induction hob, separate double oven and inset sink unit with door providing access to the side. Completing the downstairs accommodation are the two sizeable bay-windowed double bedrooms to the front, both fitted with storage provisions and lastly the four-piece family bathroom comprises of a white suite with bath, WC and wash hand basin with separate shower enclosure with mains shower. The principal bedroom, which is of great proportions, is located on the top floor with dormer window to front offering fantastic open views and benefits from excellent eaves storage, a dressing room together with a contemporary en-suite shower room with Velux window and comprising of a three piece white suite. In addition, the property also has a gas central heating system with combi boiler (circa 2021) and double glazed window units and doors upgraded in 2021.



*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the Induction hob, double oven, washing machine and dishwasher.

## Gardens, driveway & garage

A great feature of this fine home is the delightful outdoor space. Located to the front is a lovely, low maintenance garden with driveway to side providing valuable off-street parking and leads to the double-length garage with power and light. The beautifully maintained rear garden is fully enclosed, enjoys a high degree of privacy and has a large sunny paved patio with an expanse of lawn beyond with an array of plants and shrubs.

## Viewing

By appointment with Neilsons on 0131 625 2222.







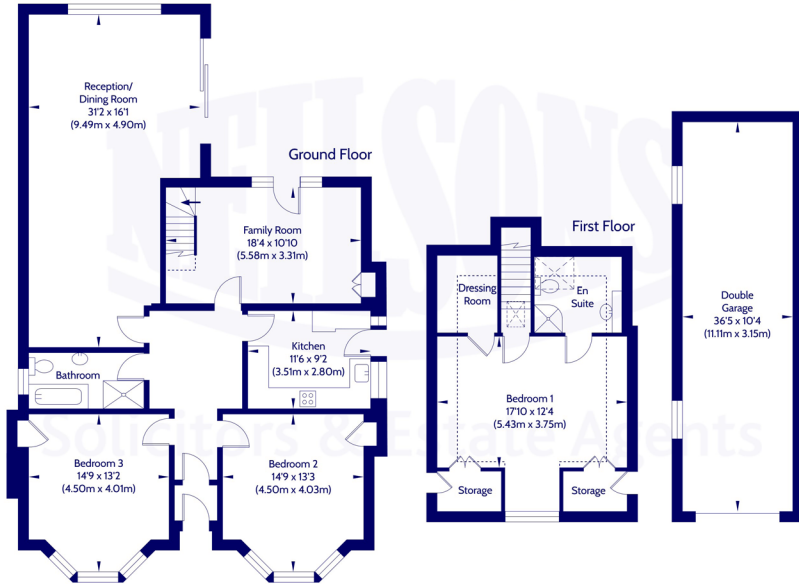
## Location

Duddingston View is located 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. 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 Duddingston and Portobello 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 Bypass is close by and links you to the main motorway network. A park and ride facility is a short drive away providing fast and frequent Rail Link Service from Newcraighall to Edinburgh Waverley.





Approx. Gross Internal Floor Area 151.28 Sq M / 1628 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

