










Solicitors & Estate Agents



# 75 Durham Road

Duddingston | Edinburgh | EH15 1PE

Quietly positioned within the sought-after Duddingston area, this impressive four-bedroom Edwardian terraced home offers generous proportions, period character, and stunning views of Arthur's Seat. Perfectly placed close to superb local amenities, reputable schools, excellent transport links, and with Portobello's vibrant seaside neighbourhood just next door, the property presents an outstanding family home in a highly desirable setting.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Garage
-  EPC Band - C
-  Council Tax Band - F



## Description

The welcoming hallway incorporates discreet pop-out doors housing an understairs utility with washing machine and tumble dryer. To the front, the bay-windowed lounge is a light-filled reception space, complete with a gas fire and mantelpiece, traditional Edinburgh Press, and beautiful views towards Arthur's Seat. To the rear, the stylish kitchen diner forms the social heart of the home, fitted with a mix of integrated and freestanding appliances, a panelled splashback, under-unit lighting, and a further Edinburgh Press. Sliding glass doors open directly to the rear garden, creating seamless indoor-outdoor living. The ground floor has engineered oak wood flooring throughout with tiling to the vestibule and kitchen.

On the first floor, a shelved linen cupboard enhances storage. The second bedroom is a spacious double with integrated wardrobe, twin windows and further Arthur's Seat views, while the third bedroom offers a rear outlook and an integrated single wardrobe. A fourth bedroom, also to the front, is a flexible single or ideal home office. The family bathroom is fully tiled with a rainfall shower-over-bath, heated towel rail, and tiled flooring.

The upper landing enjoys natural light from a Velux window and useful storage space, leading to the master suite. This impressive principal bedroom is designed with twin Velux windows to the front and rear, wall-to-wall fitted wardrobes with custom joinery and eaves access for further storage. A stylish en-suite completes the retreat, featuring a walk-in shower, heated towel rail, Velux window and built-in storage.

Further features include gas central heating, double glazing, cavity wall insulation and secure lane access via a fob-controlled barrier at the neighbouring development and double gates for rear garage/garden access.





## Extras

Selected fixtures and fittings, including; freestanding range cooker, washing machine, tumble dryer, integrated dishwasher, microwave, extractor hood, light fittings, fitted floor coverings and fitted venetian blinds. Other items may be available through separate negotiation.

## Gardens & Parking

Externally, the landscaped rear garden is split-level, combining lawn, mature planting, a pond, outdoor tap, external lighting, built-in seating and multiple patio areas for entertaining. The garage, accessed via a gated rear lane, benefits from power, an up-and-over door, side door to garden and space for additional appliances. To the front, there is a landscaped garden comprising a split-level patio with a south-west facing aspect, garden tap and discreet bin storage as well as free on-street parking for residents and visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

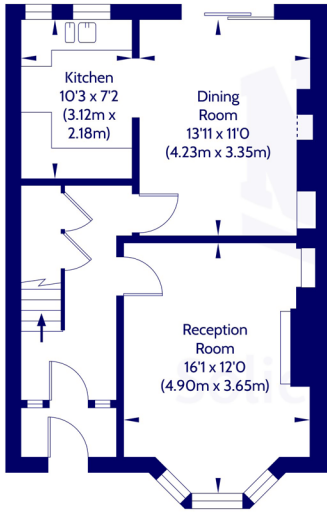
Duddingston is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby 24hour Asda and Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots and Next as well as an Odeon cinema and a variety of restaurants. 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 also conveniently located for local amenities including a Post Office, Pharmacy and Co-op Local. 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.



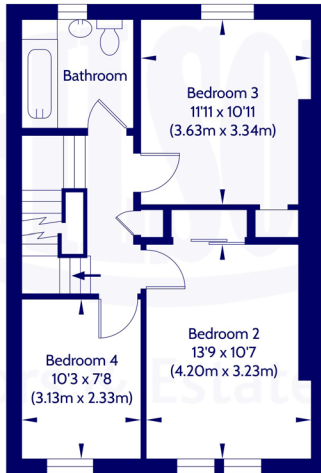


Approx. Gross Internal Floor Area 122 Sq M / 1310 Sq Ft.

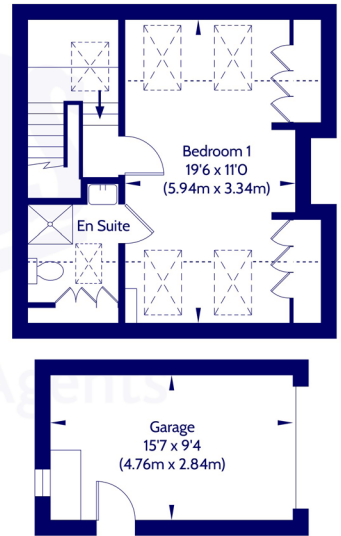
### Ground Floor



### 1st Floor



### 2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 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
- Executries

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

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

