



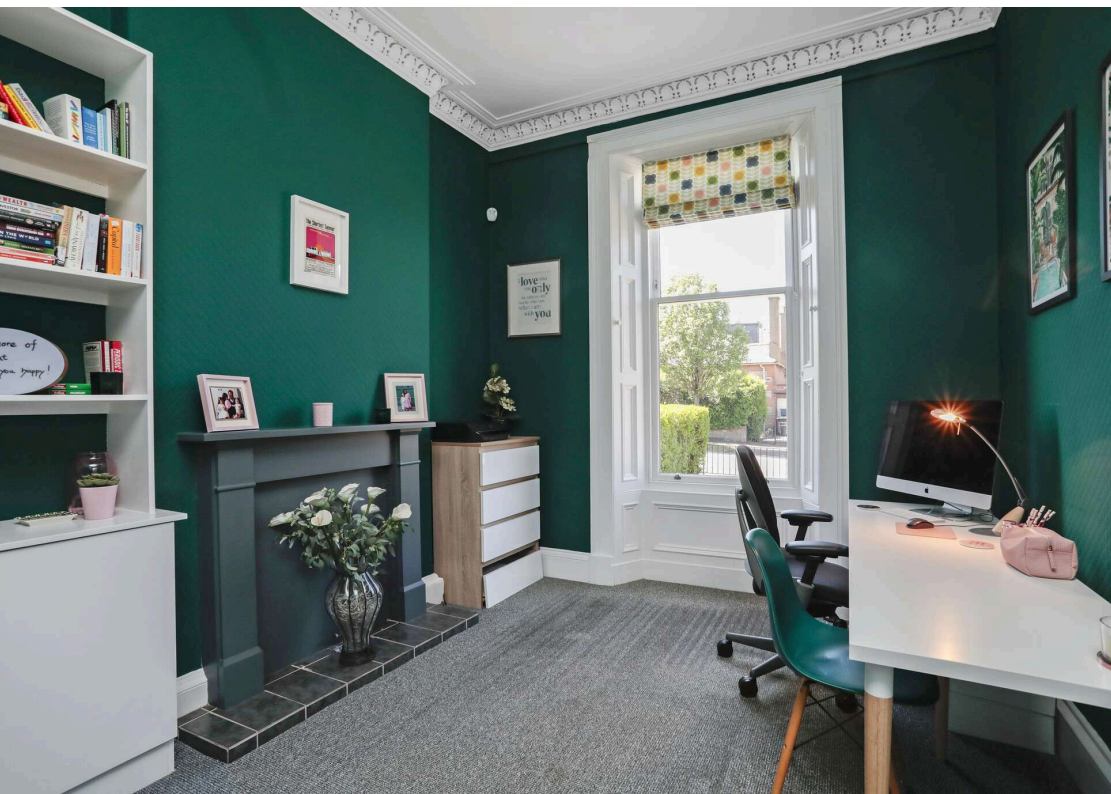


Welcome

Welcome to Durham Road, this impressive late Victorian semi-detached four bedroom family home retaining many period features offers well planned accommodation arranged over two levels with four flexible reception rooms located on the ground floor. The property enjoys a quiet position on a tree-lined street in the heart of Duddingston. This beautiful home has been extended and upgraded to a high standard by the current owners offering flexible accommodation ideal for modern day family living, the property further benefits from a delightful enclosed, walled garden to the rear featuring pleasant decked and patio areas ideal for al fresco dining, gardens sheds to be included. The property is presented to the market in immaculate order throughout, we would highly recommend an early viewing.

- Entrance vestibule. and welcoming hallway.
- Front facing living room, bay window.
- Three further reception rooms on the ground floor.
- Fabulous dining kitchen fully equipped.
- Utility room, larder, boot room and shower room.
- Four double bedrooms.
- Impressive bathroom comprising WC, twin wash hand basins, bath and double shower cubical.
- Gas central heating.
- Double glazing.
- Superb enclosed garden to rear.
- Private gardens to the front.
- Gated driveway with further on street parking available.







Duddingston/Portobello

Duddingston is nestled at the foot of majestic Arthur's Seat and Salisbury Crag, it offers a unique village setting lying just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the east are only a short walk away. Residents have some of the capital's most beautiful natural landscapes and views right on their doorstep. The property is also well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the more noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex. And of course there is no shortage of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops, plus a handful of thriving cafes, pubs and restaurants. Local schools are in close proximity.

Extras

Included in the sale are the integrated kitchen appliances, blinds where fitted, fixtures & fittings, white goods, garden sheds and all fitted floor coverings.



Get in touch

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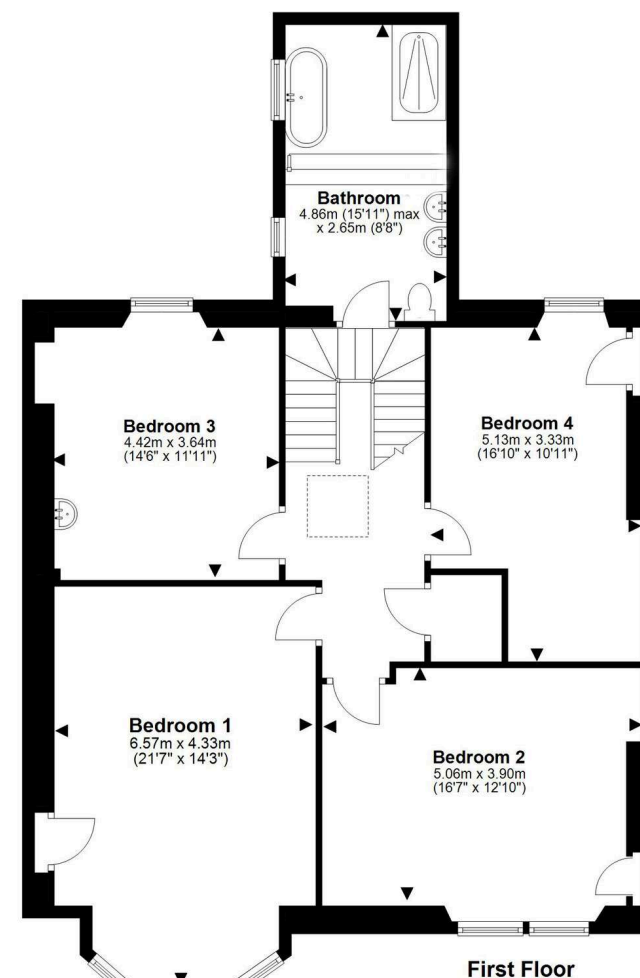
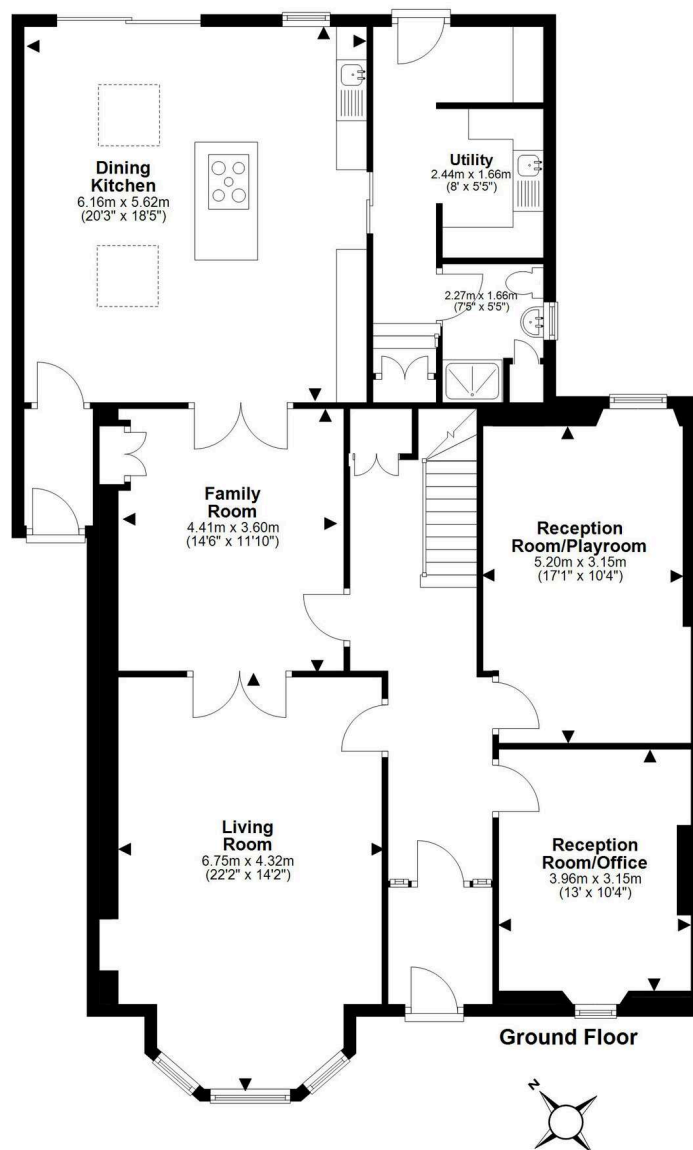
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.