



**24 Durham Road South, Duddingston,
Edinburgh, EH15 3PD**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

TWO BEDROOM, SEMI-DETACHED BUNGALOW



This attractive, two-bedroom, semi-detached bungalow is situated in the popular Duddingston area of Edinburgh. The property offers spacious ground floor living, but could also be extended subject to all the usual permissions. The accommodation consists of an entrance vestibule and hallway, a bright lounge with a picture window, a fitted kitchen with a good range of units, appliances and attractive splash back tiling. The kitchen leads through to a lovely sun room/dining room which has patio doors that open out to an extensive private garden. There are two double bedrooms, one with fitted wardrobes. The shower room has a shower cabinet and a vanity unit. To the front of the property there is a generous driveway and a garage. To the rear there is a fantastic large garden, which is a sun trap with an area of lawn and decking with side access to the garage.

Vestibule and hallway

Lounge

Kitchen

Sun room/dining room with patio doors

Two double bedrooms

Shower room

Large attic

Large garden

Garage and driveway





DUDDINGSTON

Located to the east of the City Centre, Duddingston is well situated for a good range of amenities in the vicinity, including a post office and local Co-op store. Fort Kinnaird retail park is also only a short drive away with an excellent range of high street shops. Schooling and further education is well catered for. The property is within the catchment area for Duddingston and St Johns Primary School plus Portobello and Hollyrood Secondary school. Recreational facilities in the surrounding areas include a library, golf courses, new Meadowbank Stadium, Figgate Park, Holyrood Park/ Arthur's Seat providing many scenic walks. Portobello offers a comprehensive range of shops and amenities with various leisure pursuits available including the popular beach with promenade. A frequent public transport service operates to many parts of the city with access available to the city by-pass linking with major motorway networks.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine, dishwasher, tumble dryer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

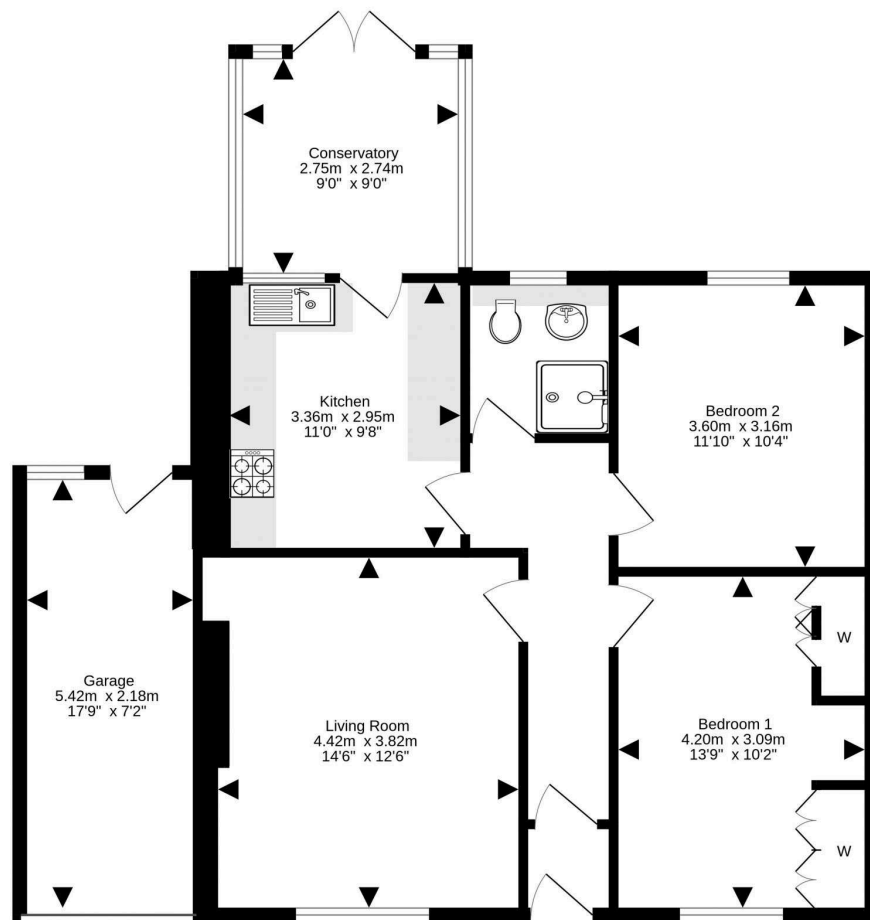
Home Report Valuation

£375,000

EPC Rating

D

Ground Floor
81.4 sq.m. (876 sq.ft.) approx.



TOTAL FLOOR AREA: 81.4 sq.m. (876 sq.ft.) approx.
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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