



Home  
SALES & LETTINGS

2 Durham Drive

EDINBURGH EH15 1PG

# Home

SALES & LETTINGS

Two  
Durham Drive



FOUR



ONE



TWO



1625 Sq Ft \*

SOLID CONSTRUCTION

LARGE DRIVEWAY

CLOSE TO  
AMENITIES

POTENTIAL FOR  
EXPANSION

\* Gross Internal Floor Space





—  
↓  
WARM SENSE OF ARRIVAL



—  
↓  
SHELTERED PORCH

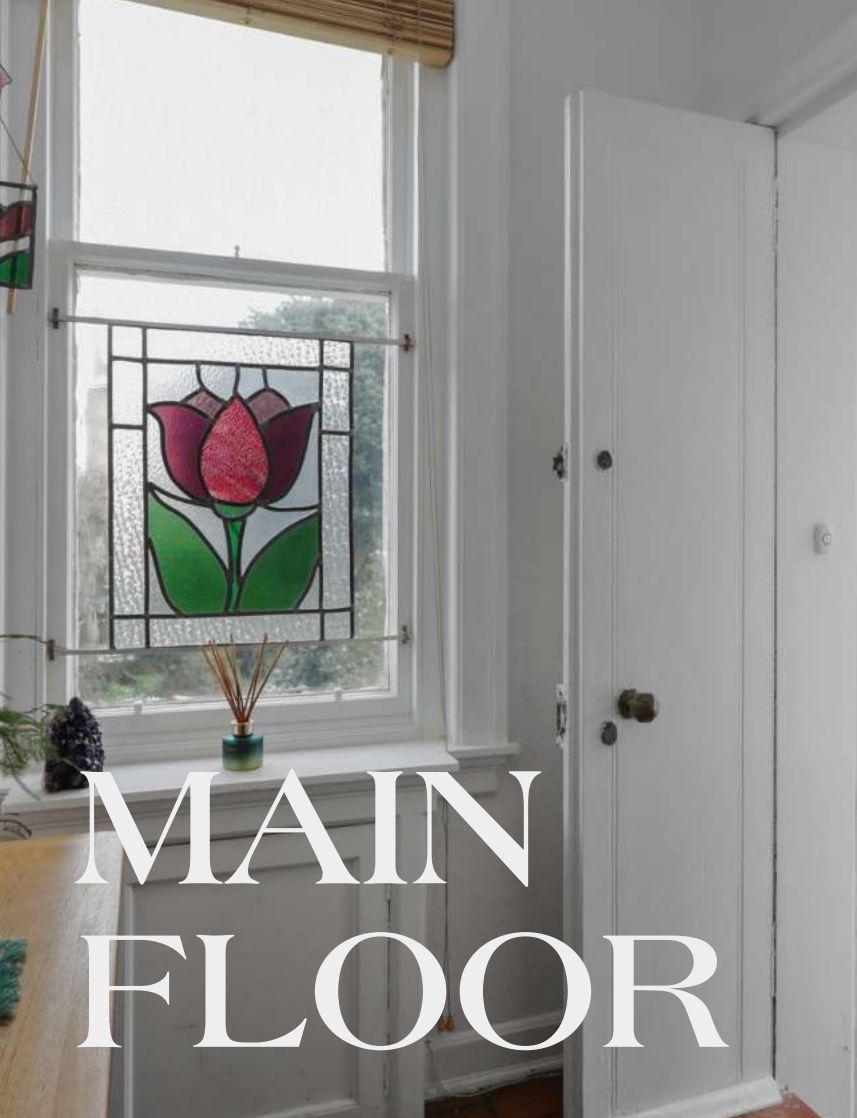


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↓  
GENEROUS GARDENS



Welcome to a piece of Edinburgh's history nestled in the exclusive residential area near Portobello - a home that has stood as a beacon of quality and comfort for over 80 years.

Constructed and owned by the original developer of "The Durhams," this 4-bedroom detached property holds a special place in the heart of its current owners, who now eagerly await passing the torch to the next fortunate family.



# MAIN FLOOR

## *the stats*



**SITTING ROOM**

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**DINING ROOM**

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**KITCHEN**

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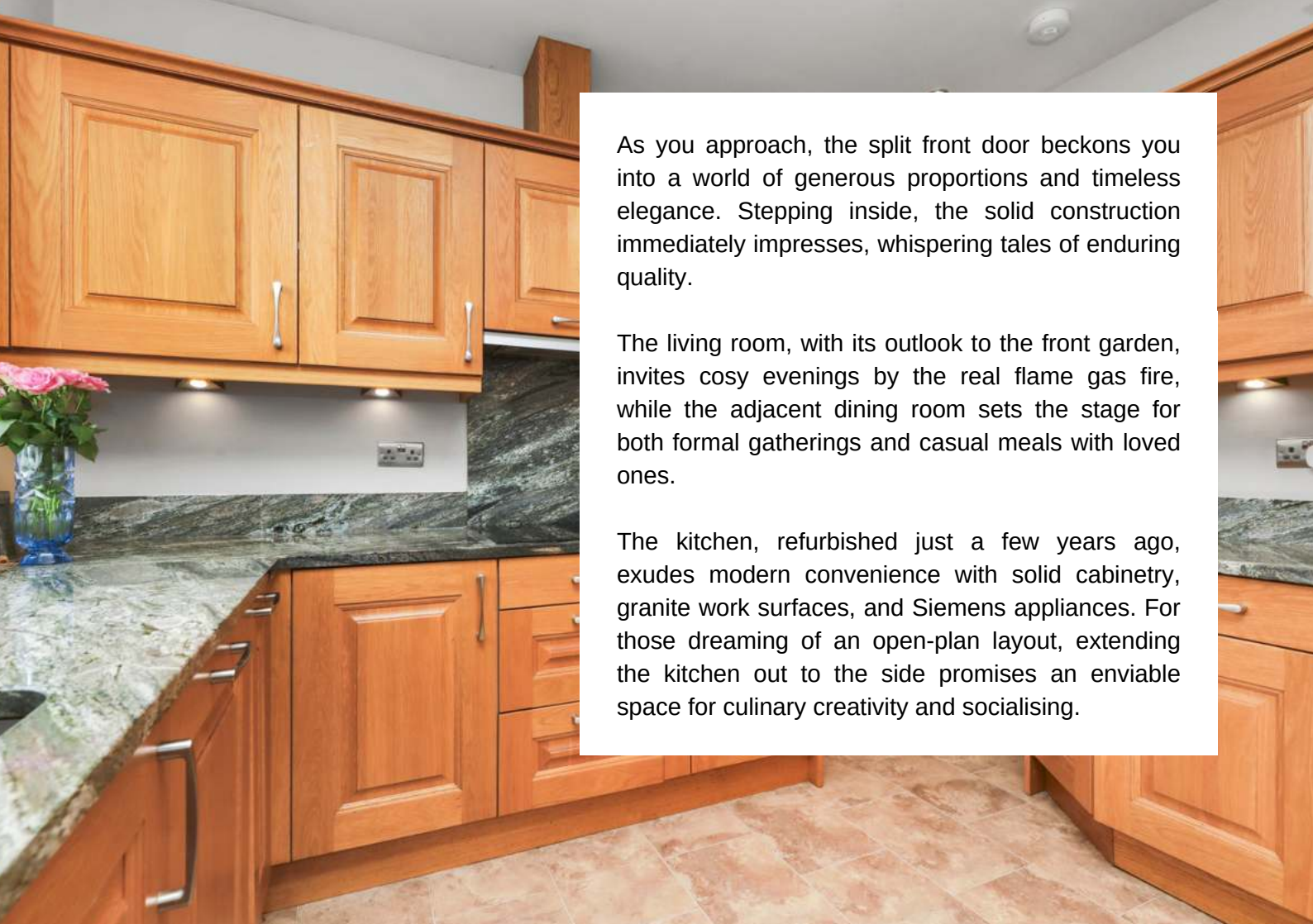


**BEDROOM 4 / CRAFT ROOM**

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**BATHROOM**



As you approach, the split front door beckons you into a world of generous proportions and timeless elegance. Stepping inside, the solid construction immediately impresses, whispering tales of enduring quality.

The living room, with its outlook to the front garden, invites cosy evenings by the real flame gas fire, while the adjacent dining room sets the stage for both formal gatherings and casual meals with loved ones.

The kitchen, refurbished just a few years ago, exudes modern convenience with solid cabinetry, granite work surfaces, and Siemens appliances. For those dreaming of an open-plan layout, extending the kitchen out to the side promises an enviable space for culinary creativity and socialising.



→ SITTING ROOM











THREE

# UPPER LEVEL

Ascend the split, double-height staircase to find exceptionally spacious 2 king sized bedrooms and one single bedroom, where dreams take flight and memories are made.

Consider transforming the single bedroom into an additional bathroom, adding an extra touch of luxury to everyday living.

*house goals*



**3 BEDROOMS**

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**AMPLE STORAGE**

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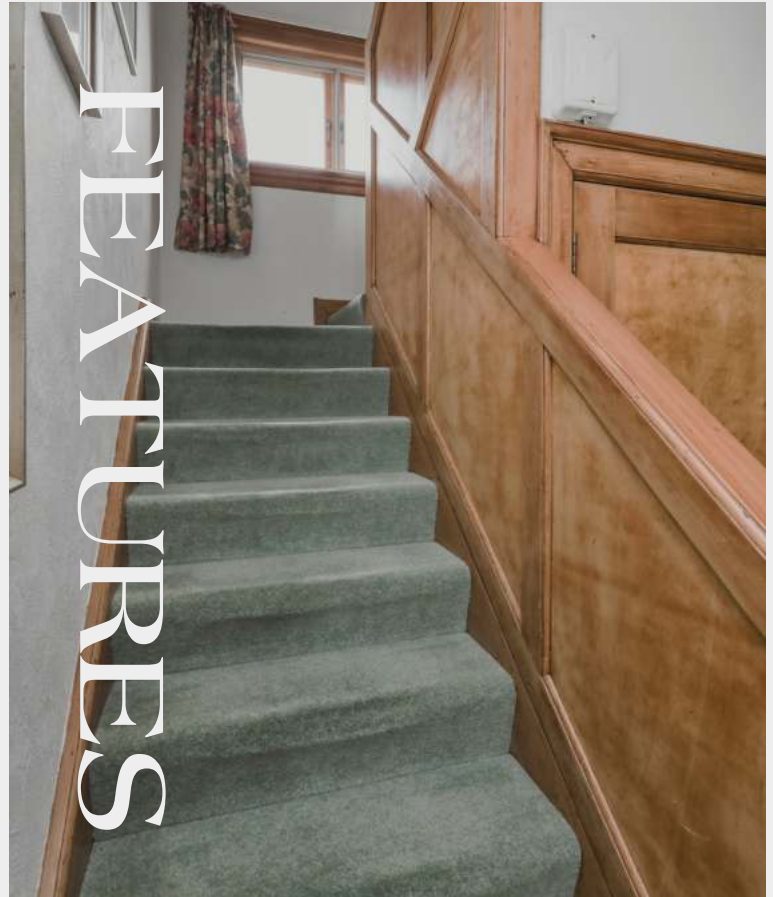


**LIGHT FILLED ROOMS**

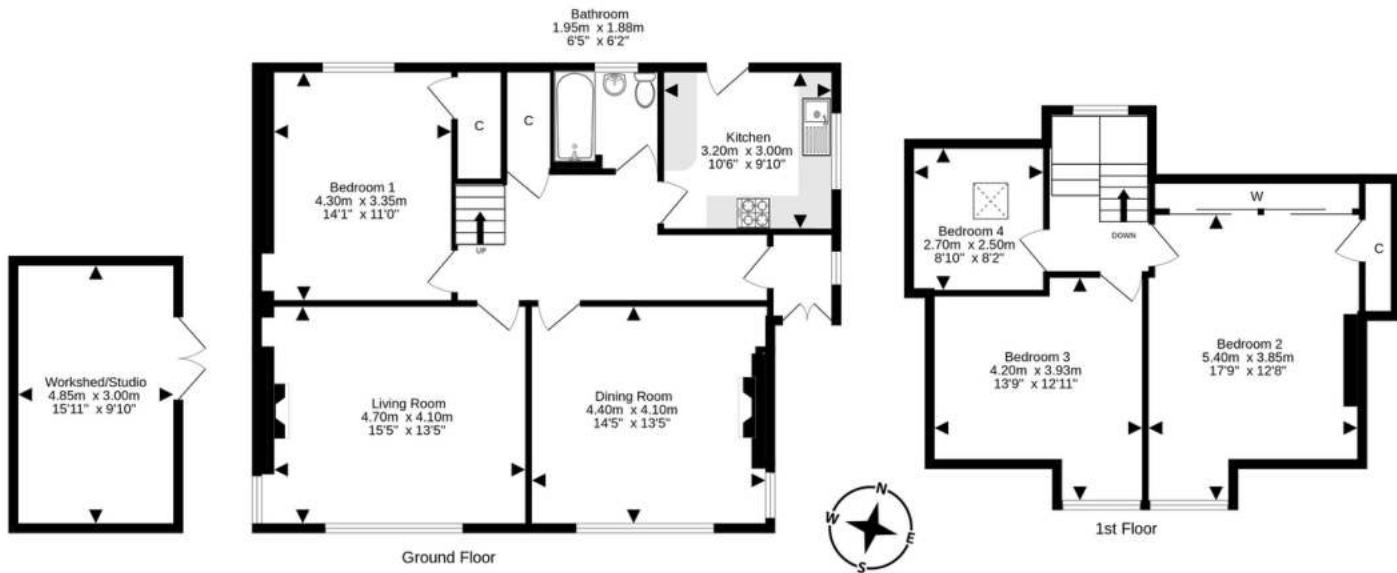
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**DOUGLAS FIR WOOD PANNELING**







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. Made with Metropix ©2024

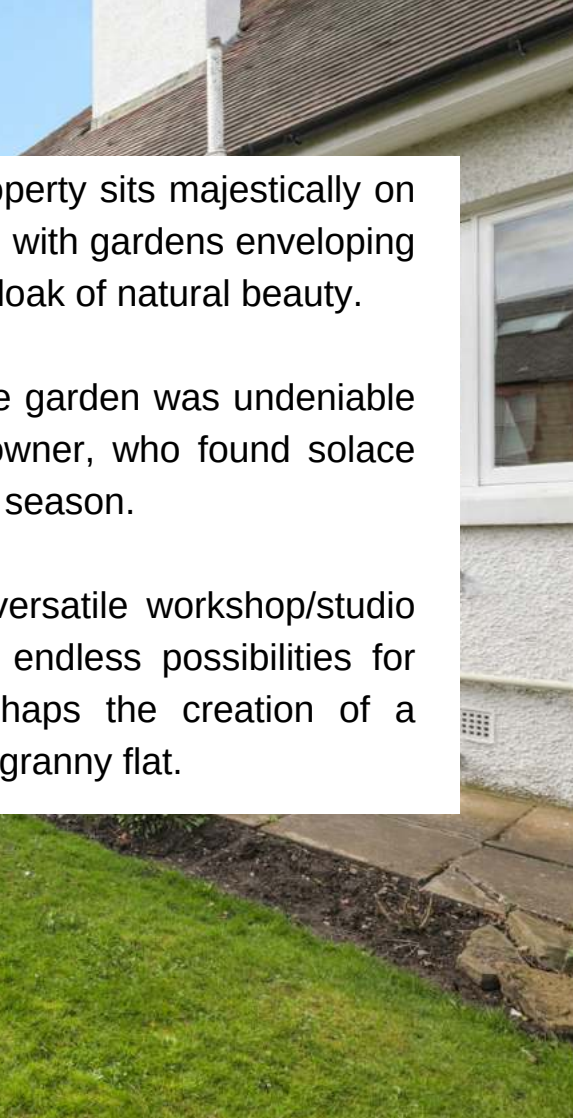
1625 Sq Ft Gross Internal Floor Space



Outside, the property sits majestically on a generous plot, with gardens enveloping the house in a cloak of natural beauty.

The allure of the garden was undeniable to the current owner, who found solace and joy in every season.

At the rear, a versatile workshop/studio awaits, offering endless possibilities for hobbies or perhaps the creation of a garden room or granny flat.







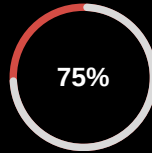
# DURHAM



## AREA STATS



WALK SCORE



BIKE SCORE



TRANSIT SCORE

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## GOOD EATS

SHEEPS HEID

★★★★★

FORRETERS GUILD

★★★★★

THE ESPY

★★★★★

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## LOCAL RETAIL



FARMERS  
MARKET



INDEPENDENT  
RETAILERS



MARKS AND  
SPENCERS

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## SCHOOLS

DUDDINGSTON  
PRIMARY

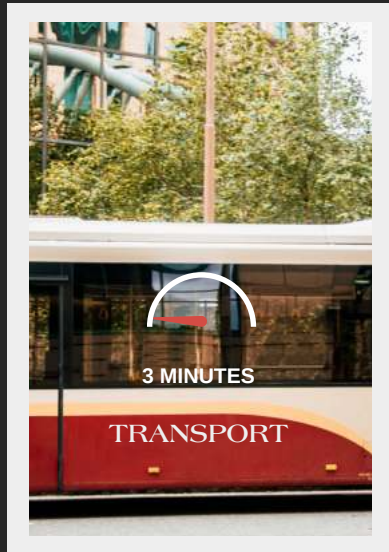
PORTOBELLO  
HIGH

ST JOHNS  
PRIMARY

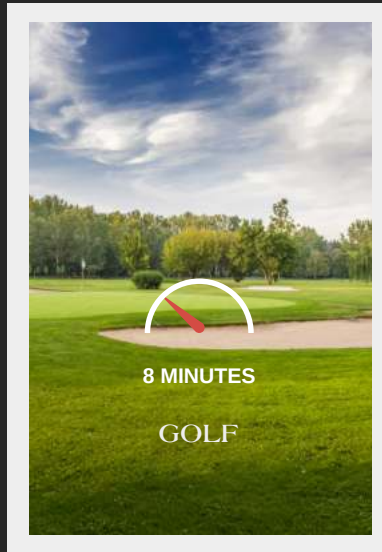
HOLYROOD  
HIGH

LORETTO  
JUNIOR

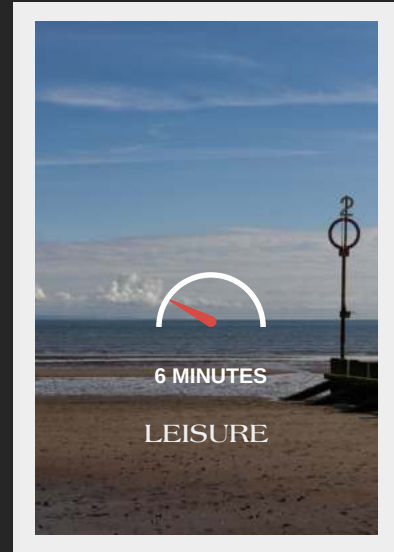
LORETTO  
SENIOR



Whether you're a daily commuter or exploring the city, you're sure to appreciate the quality of public transport access just moments from the property.



Discover outdoor bliss near the property, with numerous golf courses just moments away, perfect for leisurely rounds in stunning surroundings.



The charm of nearby Portobello offers local shopping, seaside strolls, dining, and water sports, enriching leisure pursuits for all.

# *house goals*



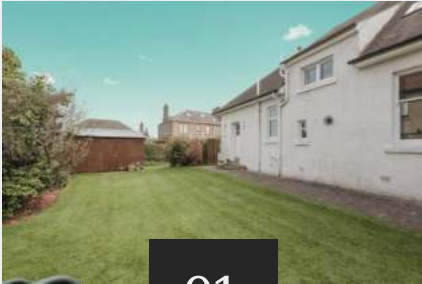
# OPPORTUNITY

One of the property's standout features is its remarkable potential for expansion without compromising the expansive gardens.

Picture a stunning open-plan family/kitchen room seamlessly extending into the rear garden. This envisioned space epitomizes modern family living, flooded with natural light through expansive windows, blurring the boundaries between indoors and outdoors.

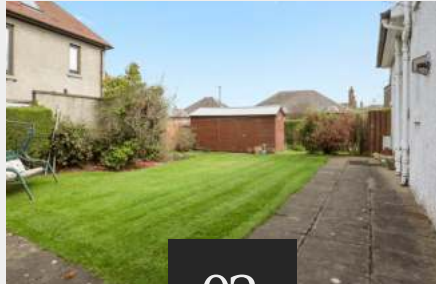
With the possibility of extending into the rear garden, this family/kitchen room becomes the heart of the home, . Truly, this potential addition not only enhances the living experience but also elevates the property to a realm of unparalleled luxury and comfort.

# Our Favorite Features!



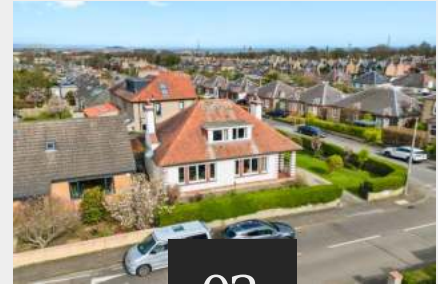
01

**ENDLESS POTENTIAL**



02

**SIZEABLE GARDENS**



03

**ENDURING QUALITY HOME**

An aerial photograph of a residential neighborhood. In the foreground, a white house with a brown tiled roof and a chimney is prominent. The house has a small garden and a driveway. To the left, a street with a sidewalk and a person walking is visible. The background shows a dense cluster of houses with various roof styles and colors, extending towards a hilly landscape under a clear sky.

# Home

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