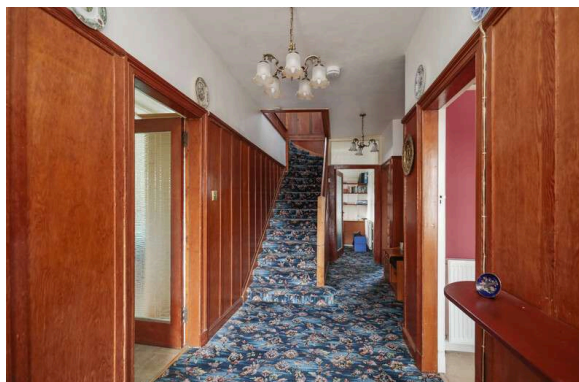
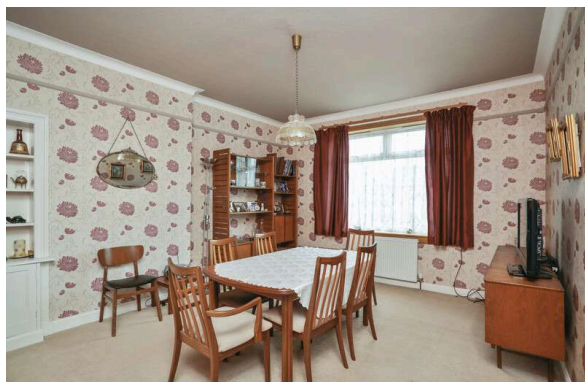




16 Durham Drive  
DUDDINGSTON | EDINBURGH | EH15 1PG

  
**warners**  
solicitors & estate agents



## 16 Durham Drive

DUDDINGSTON | EDINBURGH | EH15 1PG

Early viewing is highly recommended of this exceptionally light and spacious traditionally built detached home boasting flexible family living space and a large private garden. The house occupies a prime corner position in a pleasant street from where you have easy access to great transport links and amenities.

This 1930's built home is ideal for a large family to spread out across the generous sized accommodation. There's a great degree of flexibility here with a choice of public rooms including a living room with bay window, formal dining room, a well fitted kitchen with space for more relaxed dining, and a family room, which could also be utilised as a double sized downstairs bedroom. The property has four bedrooms upstairs, a modern shower-room fitted out with a large cubicle and drench head shower, a separate WC facility and a useful study for working from home. It sits behind a well stocked private garden to front and a driveway runs in from the street to the large garage with power and light. At the rear, there's a stretch of lawn for children to play on and a lovely terrace for sitting out.

- Bay windowed living room
- Dining room
- Fitted kitchen/dining room
- Family room/bedroom 5
- Study
- Bedrooms 1-4
- Shower-room
- WC
- Entrance vestibule and hallway
- Gas central heating and double glazing
- Garage and drive
- Lovely private gardens including terrace

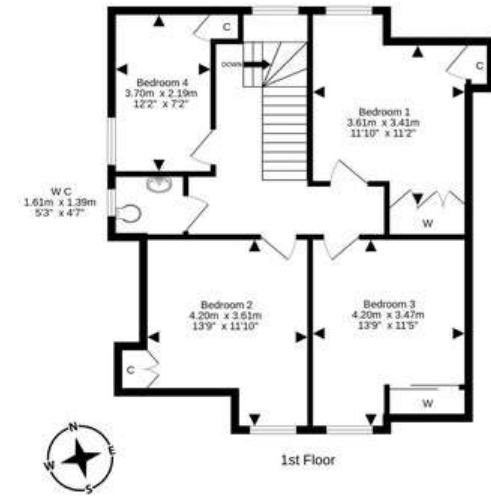
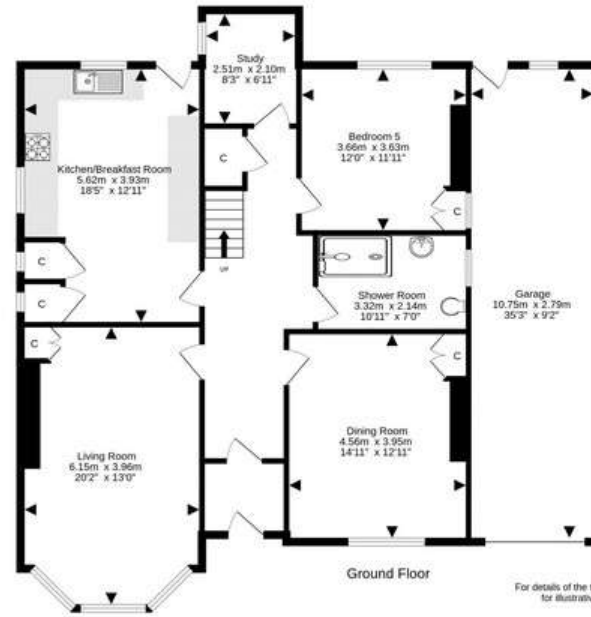
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All white goods, floor coverings, blinds and curtains will be included in the sale. EPC rating D

Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. 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 and businesses, plus several thriving cafés, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is close to excellent local schools and its proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.





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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