



12 Duddingston Square West  
DUDDINGSTON | EDINBURGH | EH15 1RS

  
**warners**  
solicitors & estate agents



## 12 Duddingston Square West

DUDDINGSTON | EDINBURGH | EH15 1RS

Set in the heart of Duddingston, moments from Portobello beach and Arthur's Seat is this immaculately presented and significantly extended detached bungalow. Boasting a long driveway, garage, front and rear gardens, gas central heating, double glazing, and solar panels. This property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright dual aspect formal lounge, luxury kitchen with attractive units and stunning island and leads through double doors to the garden facing family room with solid fuel burning stove. Off the kitchen there is a useful utility room and W/C and the ground level is completed by a spacious double bedroom and exquisite bathroom with bath and separate shower. Following up a wide staircase the upper level enjoys a master bedroom with two Velux windows and Juliet balcony that floods the room with an abundance of natural light with a stylish en-suite shower room and the home is completed by a further double bedroom with W/C and built-in wardrobe. Externally the secluded South-West facing rear garden is laid to lawn with mature trees and shrubs and two delightful decked areas ideal for al fresco dining.



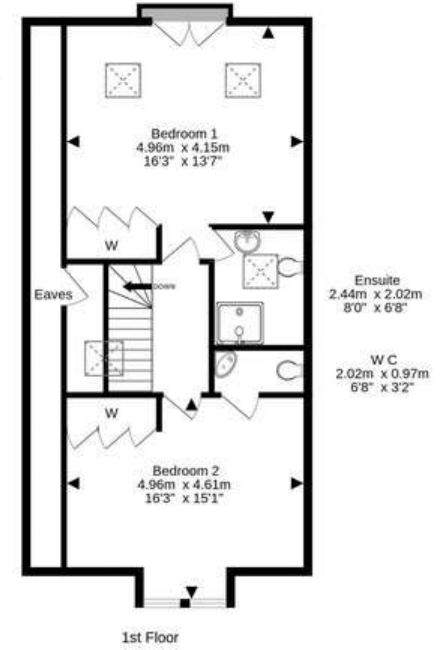
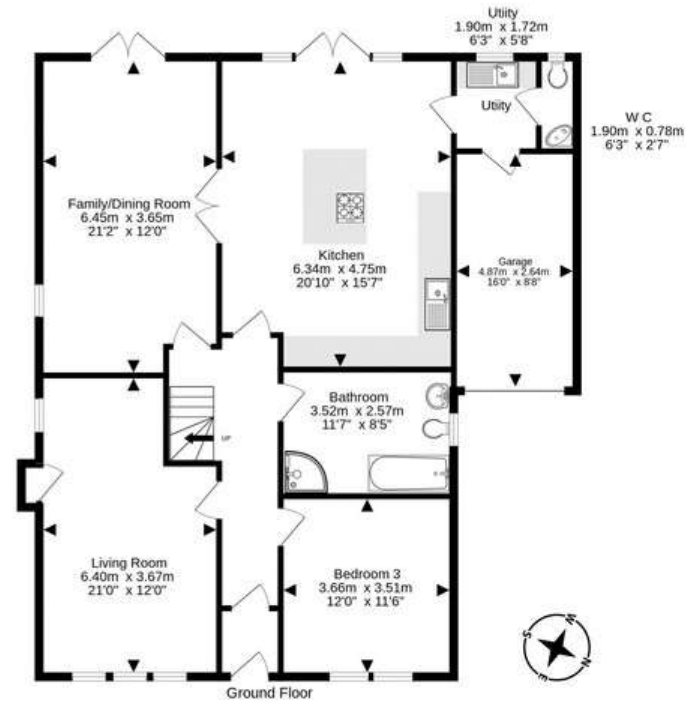
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Included in this sale are all kitchen appliances, blinds, shutters and curtains. EPC rating C

The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.





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