



25 Bailie Terrace  
DUDDINGSTON | EDINBURGH | EH15 3BT

  
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Set on a quiet street, moments from excellent amenities, quick transport links and Arthur's Seat and Portobello beach is this spacious semi-detached house. Boasting an extremely long rear garden, driveway and front garden, a floored loft, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright dual aspect lounge with generous dining space and feature fireplace, contemporary kitchen with attractive units and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms and the house is completed by a stylish bathroom with shower over bath.

- Semi-detached house
- Close to Arthur's Seat and Portobello Beach
- Expansive garden grounds
- Driveway
- Welcoming hallway
- Bright lounge with dining space
- Two double bedrooms
- Stylish bathroom
- Floored loft

Extras included in this sale are light fittings, the two wall-mounted TV brackets (living room and main bedroom), integrated appliances (fridge, freezer, oven and grill, hob, washing machine), and all curtains (living room and both bedrooms) and blinds (kitchen, hall, bathroom).

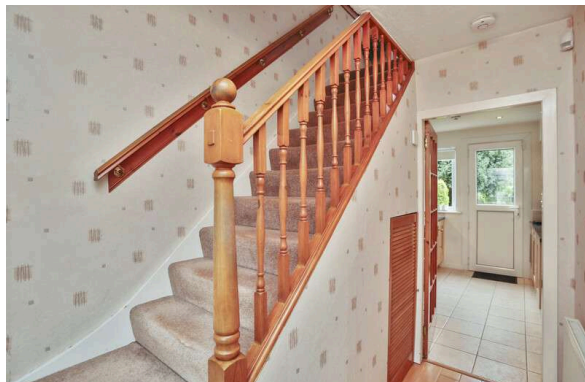
All other furniture such as sofas, dining table and chairs, sideboard, tv unit, and attic bookcase can be available in the sale.

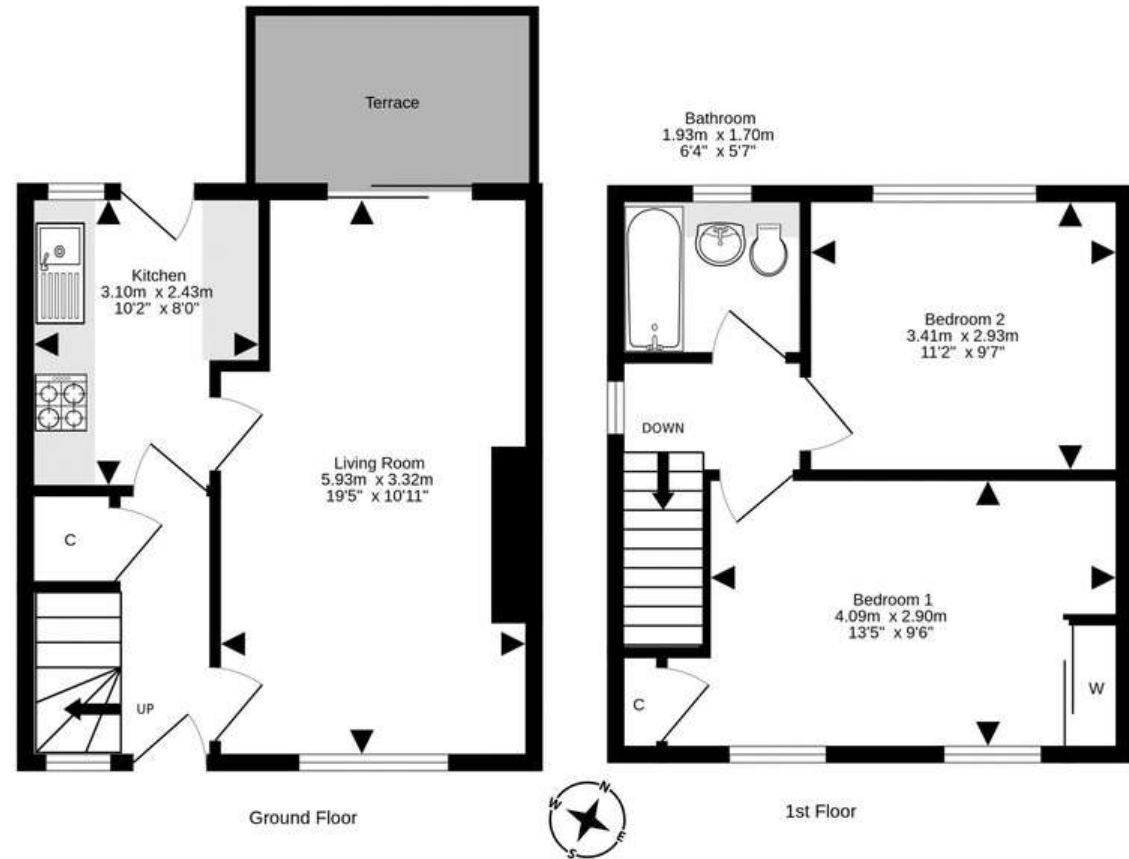
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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. Popular with families the property is within the catchment area for excellent local schools. Its close 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.





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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