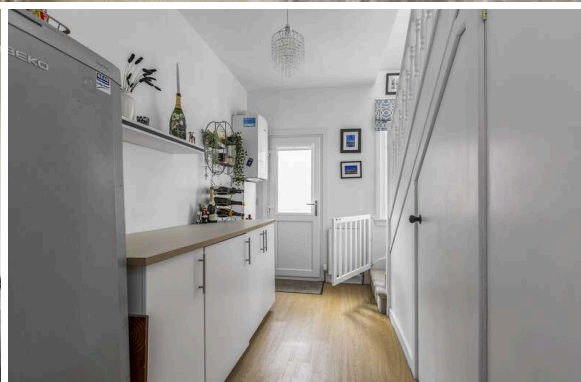




46 Durham Terrace
DUDDINGSTON | EDINBURGH | EH15 1QE


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46 Durham Terrace

DUDDINGSTON | EDINBURGH | EH15 1QE

Beautifully presented detached home offering flexible accommodation, and located in the desirable residential area of Duddingston lying within easy reach of the City Centre. The accommodation is stylish and bright and complemented by quality fixtures and fittings throughout with contemporary finishes, and the attic conversion provides a further two further double bedrooms, one with fantastic views over to Arthur's Seat and Fife, and shower room. The property benefits from gas central heating, double glazing and a full length cellar, and externally, a large driveway for multiple cars and enclosed rear garden laid to lawn with mature shrubs, raised decking, hot tub and shed.

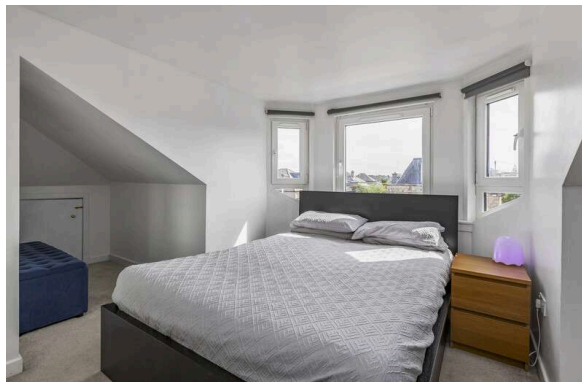
- Sought after residential area
- Beautifully presented and bright
- Flexible accommodation to four bedrooms
- Living room to the front
- Modern fitted dining kitchen
- Contemporary bathroom with underfloor heating, bath, separate mains shower cubicle and vanity sink unit
- Two bedrooms on lower level
- Upstairs to two further bedrooms, and shower room
- Gas central heating and double glazing
- Fantastic storage options including cellar
- Driveway for multiple vehicles
- Rear garden raised to lawn with raised decking, hot tub, and shed

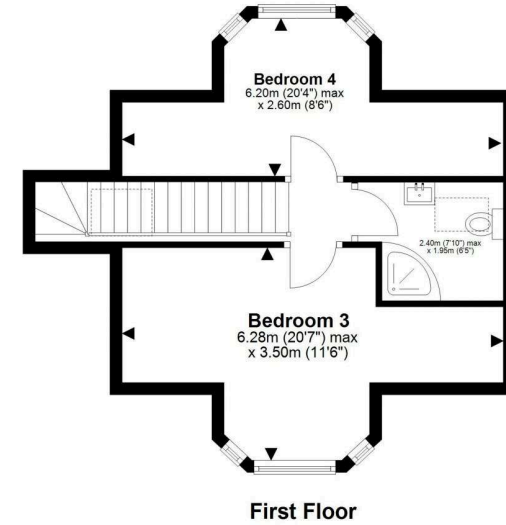
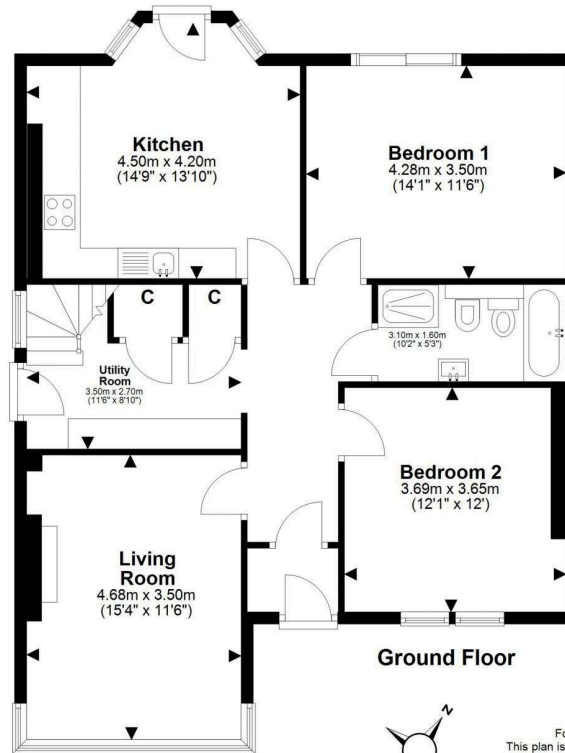
Included in the sale will be the blinds, curtains and integrated appliances. Please note that the light fitting in the main bedroom will be replaced prior to sale. EPC Rating C.

PRICE & VIEWING: Please refer to our website, 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, 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 within the catchment area for excellent local schools, including Niddrie Mill Primary School and Castlebrae High School, 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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.