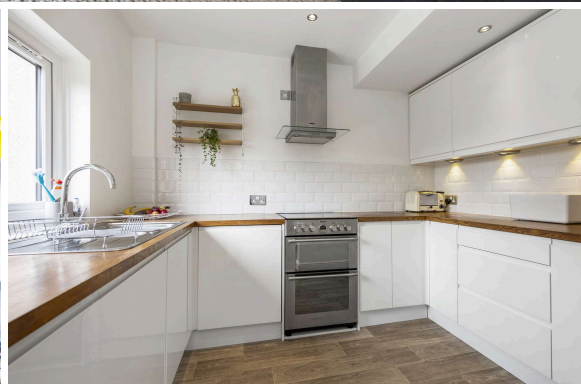




6 Durham Road
DUDDINGSTON | EDINBURGH | EH15 1NX


warners
solicitors & estate agents



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Nestled on a quiet tree lined street moments from Portobello beach, the vast open green spaces of Holyrood Park and excellent amenities and transport links is this immaculately presented Edwardian terraced house. Boasting opulent period features, private front and rear south west facing gardens, gas central heating and free on street parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with feature fireplace, a spacious dining room with garden access that flows through to the exquisite kitchen with attractive and contemporary units and following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms and the home is completed by an elegant bathroom with shower over bath. Externally the fully enclosed and secluded rear garden is mainly laid to lawn with a paved section ideal for al fresco dining and entertaining.

- Immaculate terraced Edwardian villa
- Fine period features and large south west facing gardens
- Close to the beach and Arthur's Seat
- Welcoming hallway
- Bright bay windowed lounge
- Large dining kitchen
- Contemporary kitchen
- Three double bedroom and a stylish bathroom

All curtains, blinds, light fittings, Smeg fridge, gas hob, freezer, dishwasher, washing machine and double wardrobes in front bedroom included in sale. Epc Rating C.

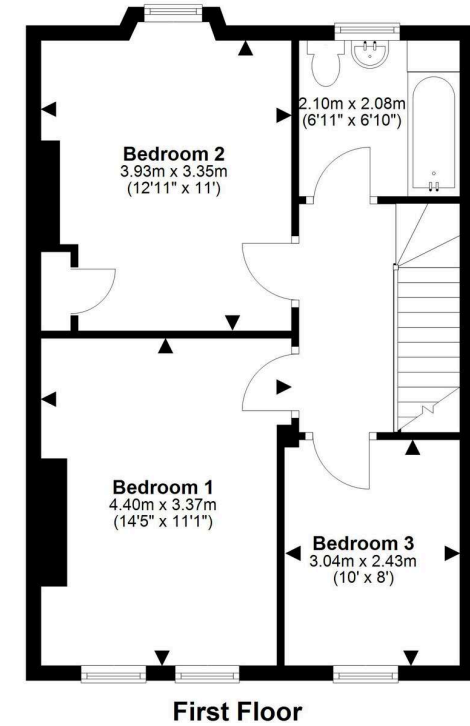
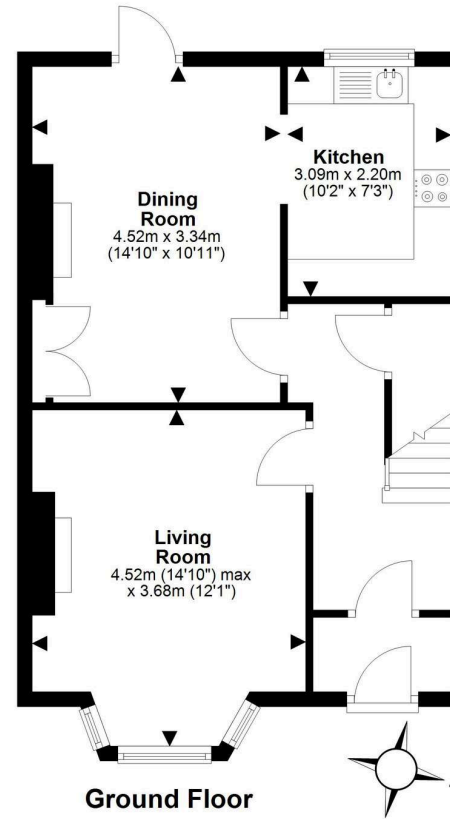
There are no factoring charges associated with this property.

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 offer 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, thriving cafes, 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. 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, day and night.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.