



23 Durham Drive
DUDDINGSTON | EDINBURGH | EH15 1PH


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solicitors & estate agents





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Superb traditional detached bungalow with a large south-facing rear garden and off-street parking, pleasantly situated in a quiet residential street within a sought after area. The house is in a great location with easy access to transport links, the City Centre, local walks and nearby Portobello.

Viewing is highly recommended for this most appealing home. It offers a beautifully presented, light and spacious interior - with neutral decor throughout, the home is in move in condition.

The flexibility of the accommodation ensures it is ideally suited to the needs of a family, letting them choose the number of public rooms or bedrooms required and allowing space for working from home if required.

A large, child-friendly garden to the rear has a lawn for outdoor relaxation and is well screened for privacy by high fencing and mature shrubs. Further outdoor space is provided on the first floor terrace, accessed from the main bedroom, where you can enjoy the pleasant outlook across the garden and beyond.

The former garage is located to the rear and offers ample additional storage.

Off-street parking is provided by the driveway at the front, alongside a well-planted front garden with wrap around hedging.

All blinds, washing machine, dishwasher and fridge freezer included. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



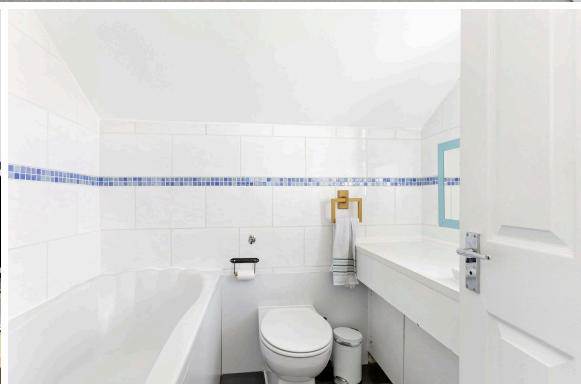


- Entrance vestibule and hallway
- Fabulous open plan sitting/dining/family room with bi-fold doors to garden
- Box bay window living room/double bedroom 4
- Fitted kitchen
- Double bedrooms 2 & 3
- Beautifully fitted shower-room featuring on-trend brass fittings and eye catching tiled surrounds
- Upper landing accessing -
- Principal double bedroom 1 with excellent eaves storage
- Dressing room with window
- Door to terrace overlooking the garden
- Family bathroom/electric shower
- Triple/double glazing
- Gas central heating
- Garage store to rear (no vehicular access)
- Driveway
- Lovely private gardens
- Easy access to A1 and Brunstane Railway Station



There are no factoring charges associated with this property.

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 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.







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