

COULTERS[©]

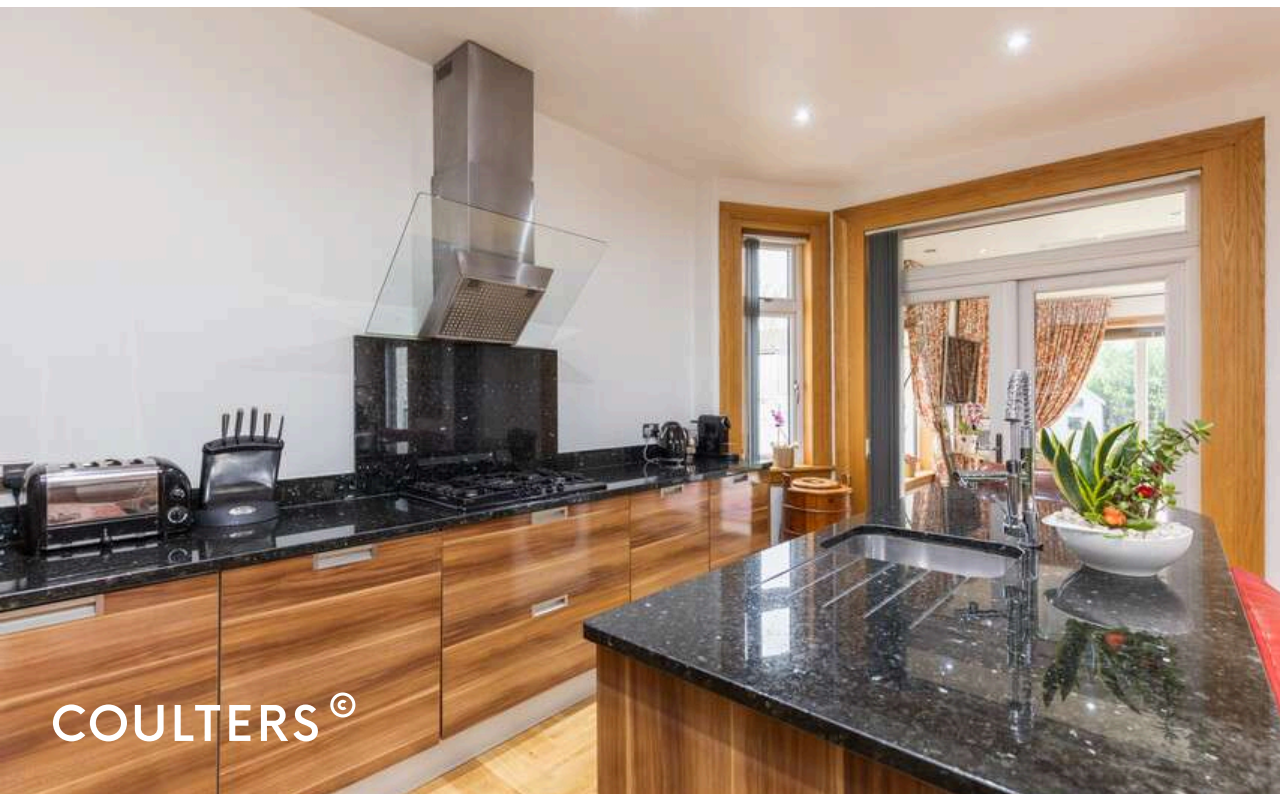
188 DUDDINGSTON PARK SOUTH

DUDDINGSTON, EDINBURGH, EH15 3EH

4 BED

2 BATH

1 PUBLIC



TAKE A LOOK INSIDE

An extremely impressive and spacious four bedroom detached family house within walking distance of local amenities is conveniently situated in the Duddingston area.

The property benefits from a large sunny south-west facing private garden and driveway parking with single garage.

KEY FEATURES



Spacious detached house.



Four double bedrooms.



Large private rear garden.



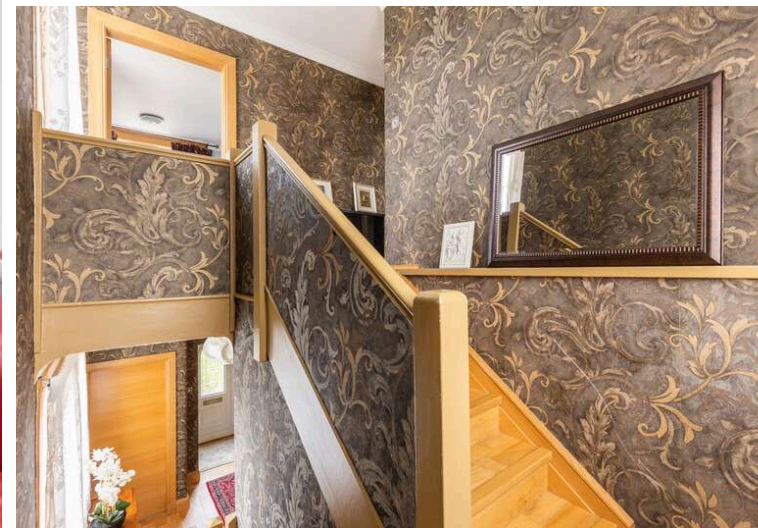
Single garage and driveway.



Within a short drive of Portobello.



Excellent local amenities within walking distance.



The accommodation on the ground floor comprises a hall, WC, a large double bedroom, open plan kitchen/dining/living room with pantry and separate conservatory sitting room with doors leading to the private rear garden.

The kitchen has a modern fitted kitchen with integrated appliances, central island with sink and dining space.



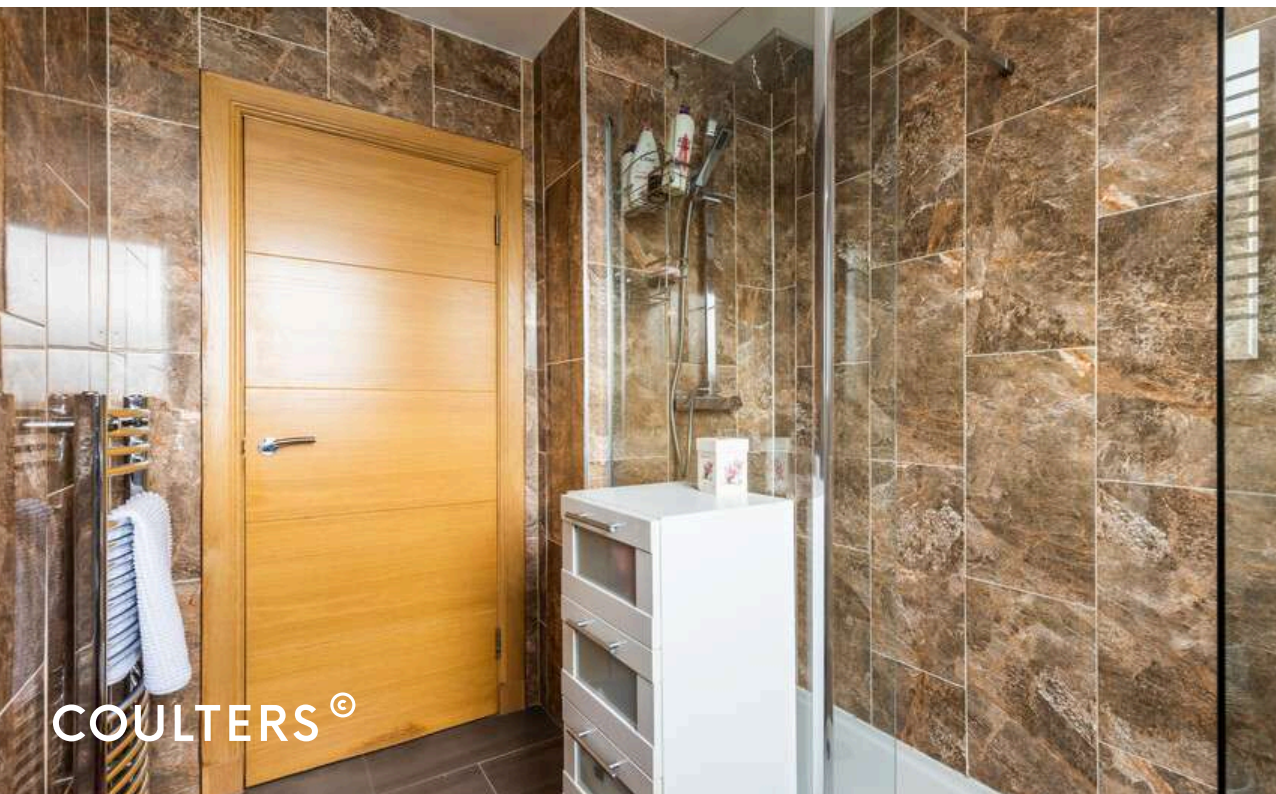


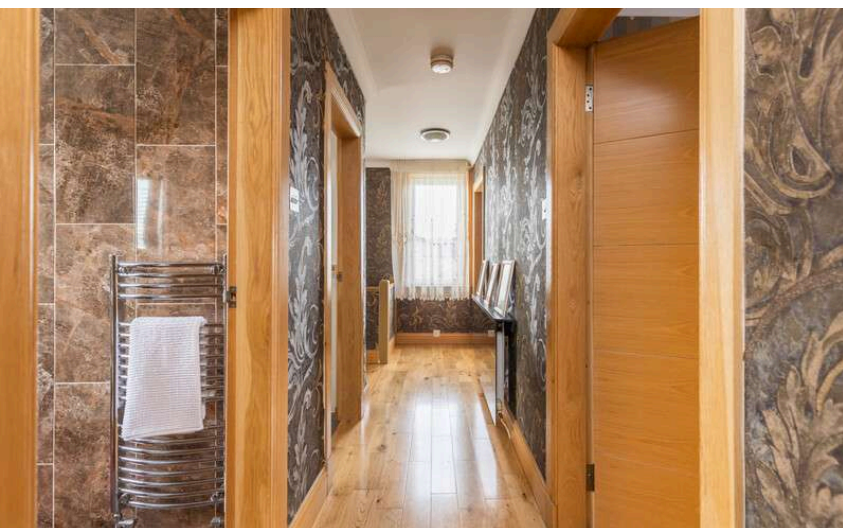
MORE INFORMATION

The first floor comprises 3 further bright double bedrooms, shower room and main bathroom with bath and overhead shower.

Externally, the property offers a beautifully maintained rear garden grounds which comprise a paved seating area adjacent as you exit the house to the rear, a large flat lawn area, shed and pergola which offers a fantastic, sheltered seating area.

To the front of the house, there is a paved driveway which provides off-street parking.









THE LOCAL AREA

Duddingston is a peaceful and picturesque village situated in East Edinburgh near.

Duddingston offers a cozy village atmosphere with traditional houses and a lovely famous pub called The Sheep Heid Inn. It is a short walk to the seaside area of Portobello with many local amenities such as cafes, restaurants, and local retailers alongside Portobello promenade with food vendors and cafes.

Duddingston Golf Club, one of the oldest golf courses in Scotland, is located nearby and offers a picturesque setting for enjoying a round of golf.

Overall, Duddingston is a peaceful and picturesque village within the vibrant city of Edinburgh, offering a perfect blend of nature, history, and Scottish charm.

EXTRAS

All blinds, light fittings, fitted flooring, integrated appliances and shed are included in the sale price.



GROUND FLOOR

FIRST FLOOR

188 DUNDINGSTON PARK SOUTH, EDINBURGH, EH15 3EH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,654 SQ FT / 154 SQ M
 GARAGE 116 SQ FT / 11 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.