


COULTERS[©]

14 THE CAUSEWAY

DUDDINGSTON VILLAGE, EDINBURGH, EH15 3PZ

 4 BED

 1 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Peacefully located in the charming Duddingston Village, 14 The Causeway is a well presented four-bedroom semi-detached property with private front and rear gardens and private garage. A stone's throw away from the incredible Arthur's Seat, the property is nestled between the expansive green space of Holyrood Park and nearby Cavalry and Meadowfield Parks.

KEY FEATURES



Peacefully located semi-detached house.



Four bright bedrooms.



Private front and rear gardens.



Unrestricted on street parking.



Within walking distance of Holyrood Park.



Excellent local amenities nearby.





On the ground floor there is a welcoming hallway with an under stair storage cupboard, large dual aspect living room/dining room with feature fireplace; a kitchen with a range of shaker style wall and floor mounted cabinets and integrated appliances including a four ring gas hob, Neff double oven, extractor hood and microwave. Through the kitchen leads to a bright and generous garden room with further space for dining and socialising. The garden room provides access to the private rear garden.

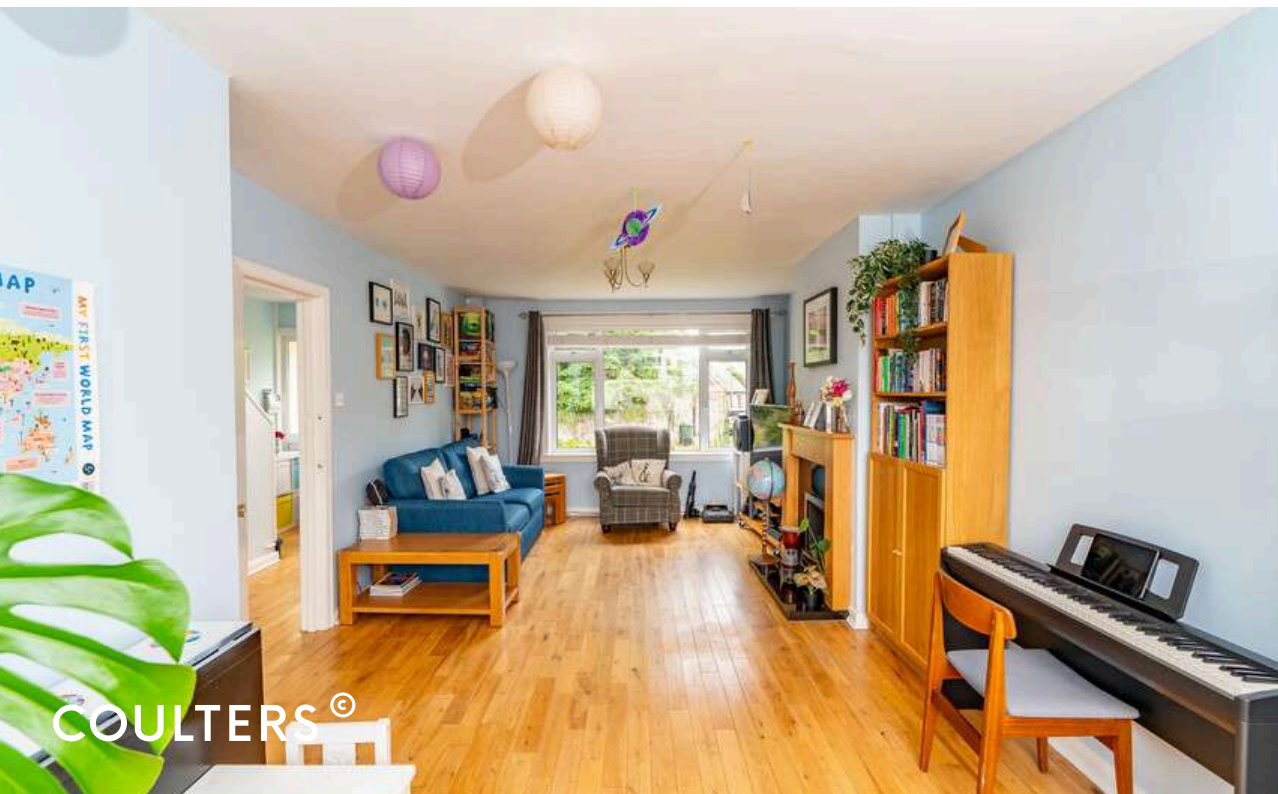




MORE INFORMATION

The first floor comprises of two well proportioned double bedrooms both with wardrobe space; a further third versatile bedroom/study with views to Arthur's Seat and a fully tiled three-piece suite family bathroom with overhead shower and chrome heated rail.

The top floor converted attic has a versatile fourth bedroom with sea views over to Bass Rock and views to the front of the house overlooking the village and onto the park. This floor also benefits from a modern WC and incredible eaves storage and cupboard space.



Externally, to the rear is a fully paved private garden with gate access to the front of the property and access directly to the garage beyond the garden. To the front is a beautifully maintained garden with a lawn area and mature shrubs on either side of the path leading to the front door of the property. The house further benefits from access to shared green space within the village which is maintained by local volunteers, and boasts a vegetable garden and orchard. The peaceful Dr Neil's Garden is located just one street away.

There is gas central heating and double glazing throughout.







THE LOCAL AREA

Duddingston is a peaceful and picturesque village situated in East Edinburgh at the entrance to Holyrood Park, benefitting from wonderful natural features including the Bawsinch and Duddingston Loch Nature Reserve, which is designated as a site of Special Scientific Interest.

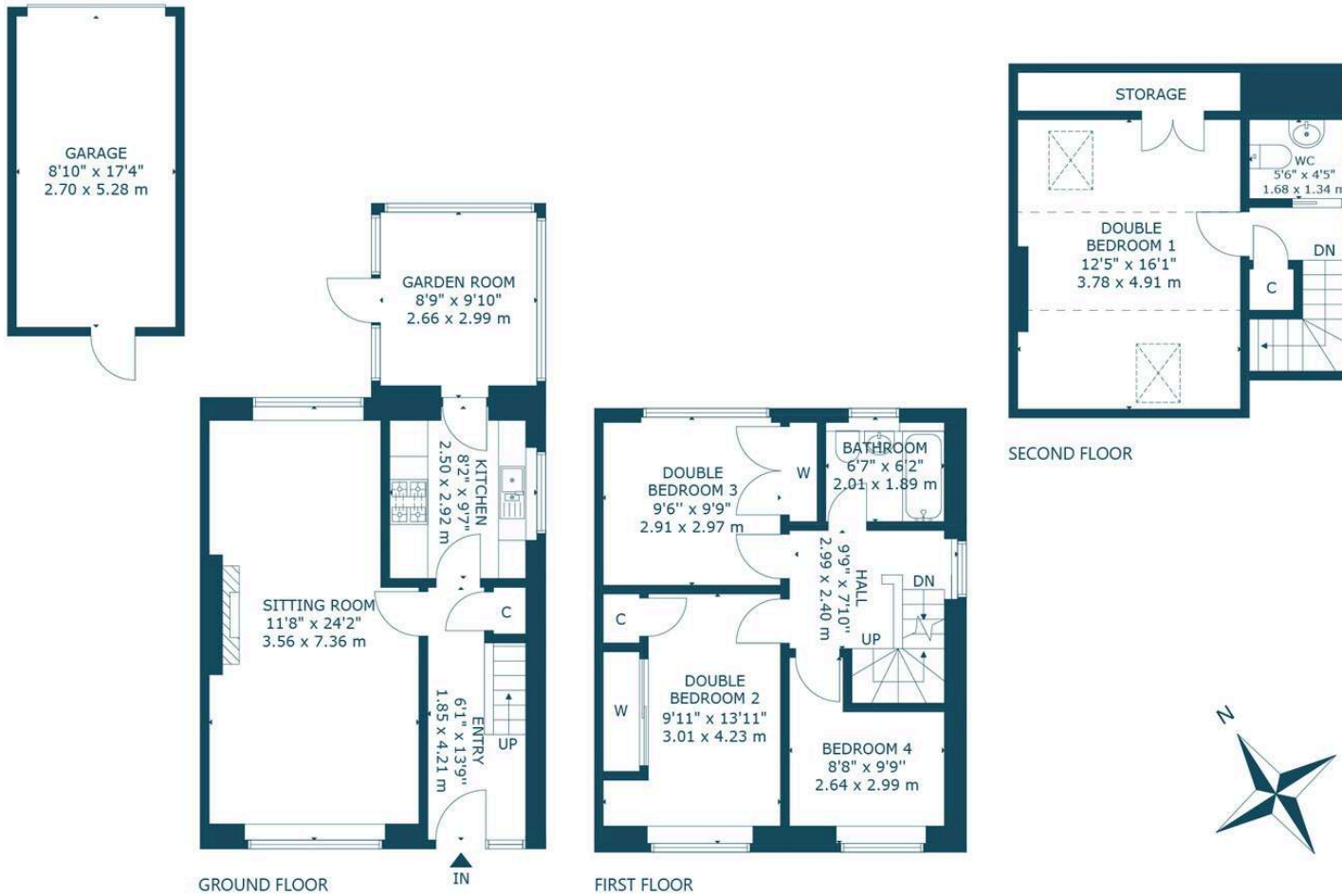
Duddingston offers a cosy village atmosphere with traditional houses, the historic Duddingston Kirk, and what is considered to be one of Scotland's oldest pubs, The Sheep Heid Inn, which also houses a heritage skittle alley. It is a short walk to the seaside area of Portobello with many local amenities such as cafes, restaurants, and local retailers alongside Portobello promenade with food vendors and cafes.

There is easy access to Scotland's National Cycle Network which provides extensive active travel options within Edinburgh and beyond. Duddingston Golf Club 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

The blinds, curtains, light fittings, fitted floor coverings, integrated kitchen appliances and dishwasher are included in the sale price.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

14 THE CAUSEWAY, DUDDINGSTON VILLAGE, EDINBURGH, EH15 3PZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,337 SQ FT / 123 SQ M
 GARAGE 153 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.