

COULTERS[©]

23 DURHAM ROAD

DUDDINGSTON, EDINBURGH, EH15 1NY

 5 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

23 Durham Road is a handsome stone built semi-detached house situated on a beautiful tree lined street in the highly desirable residential area of Duddingston, on the edge of Portobello. The property benefits from large, sunny garden grounds, a driveway and garage.

The bright and generously proportioned property offers flexible accommodation and lovely period features throughout including ornate cornicing and working shutters.

KEY FEATURES



Impressive 5 bedroom semi-detached house.



5 large double bedrooms.



Private front and rear gardens.



Superb views towards Arthur's Seat and the Pentlands.



Paved driveway and garage.



Within a short walk of the Portobello Beach and Figgate Park.



EPC Rating - D



Council Tax Band - G





The accommodation comprises on the ground floor - entrance vestibule; hall with large storage cupboard; sitting room with open fire and bay window; kitchen/ breakfast room with door to the rear garden; dining room; double bedroom 5/family room; study/double bedroom 6; and shower room.

A wonderful sweeping staircase with a cupola over leads to the first floor accommodation which includes 4 large double bedrooms and a family bathroom. The bedrooms to the front offer stunning views towards Arthur's Seat and the Pentland Hills.





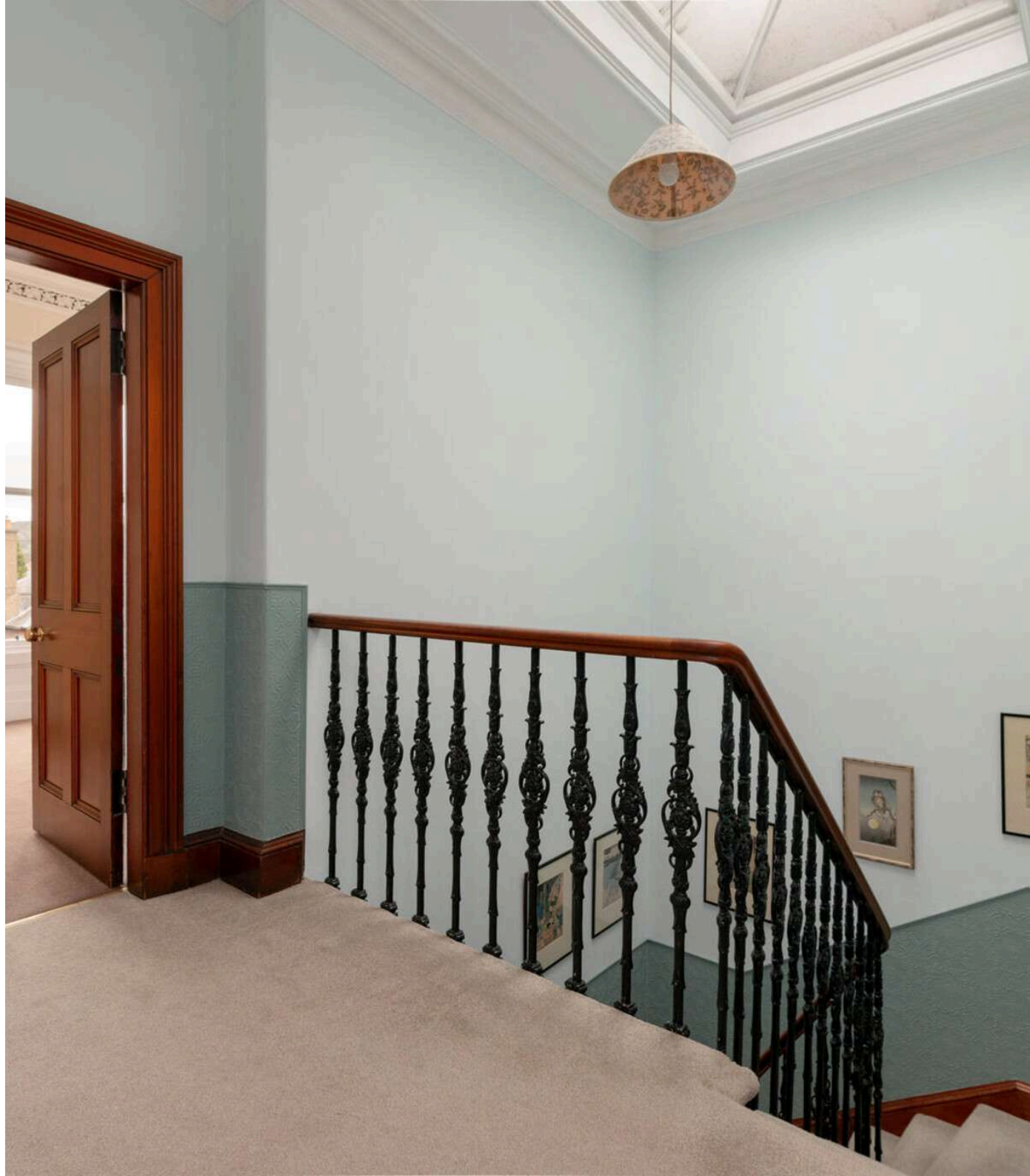
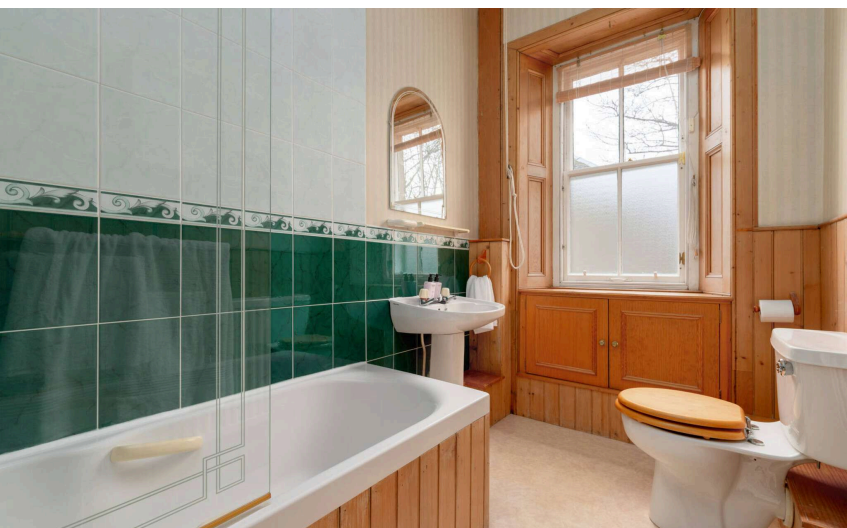
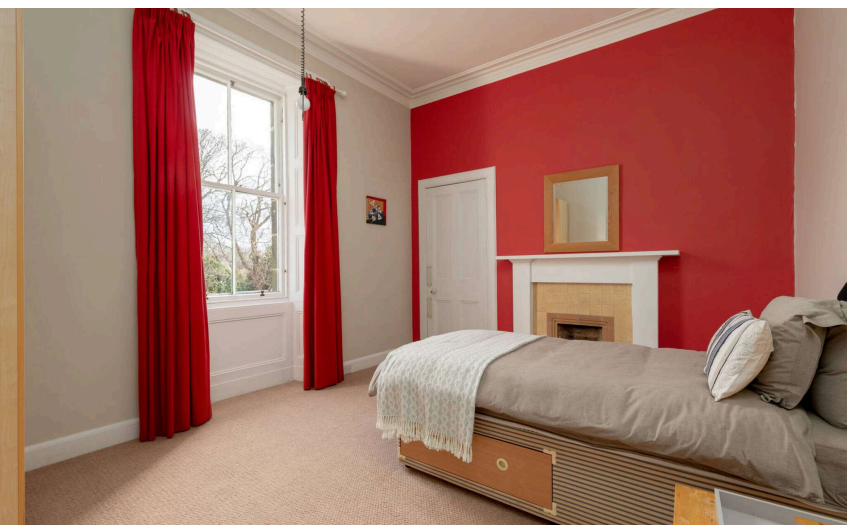
MORE INFORMATION

The house has gas central heating and the original sash and case windows have been draught-proofed. There is also a working burglar alarm system.

The house has private garden grounds to the front and rear with the rear garden being particularly large and sunny with mature planted beds. There are two patio areas - one directly adjacent to the house and one at the bottom of the garden where there is a wooden summer house. There is a large wooden shed to the side of house.

A paved driveway with wrought-iron gates leads to a single garage with an electric door. There is a work space with storage at the rear of the garage and a door provides access to the rear garden.







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THE LOCAL AREA

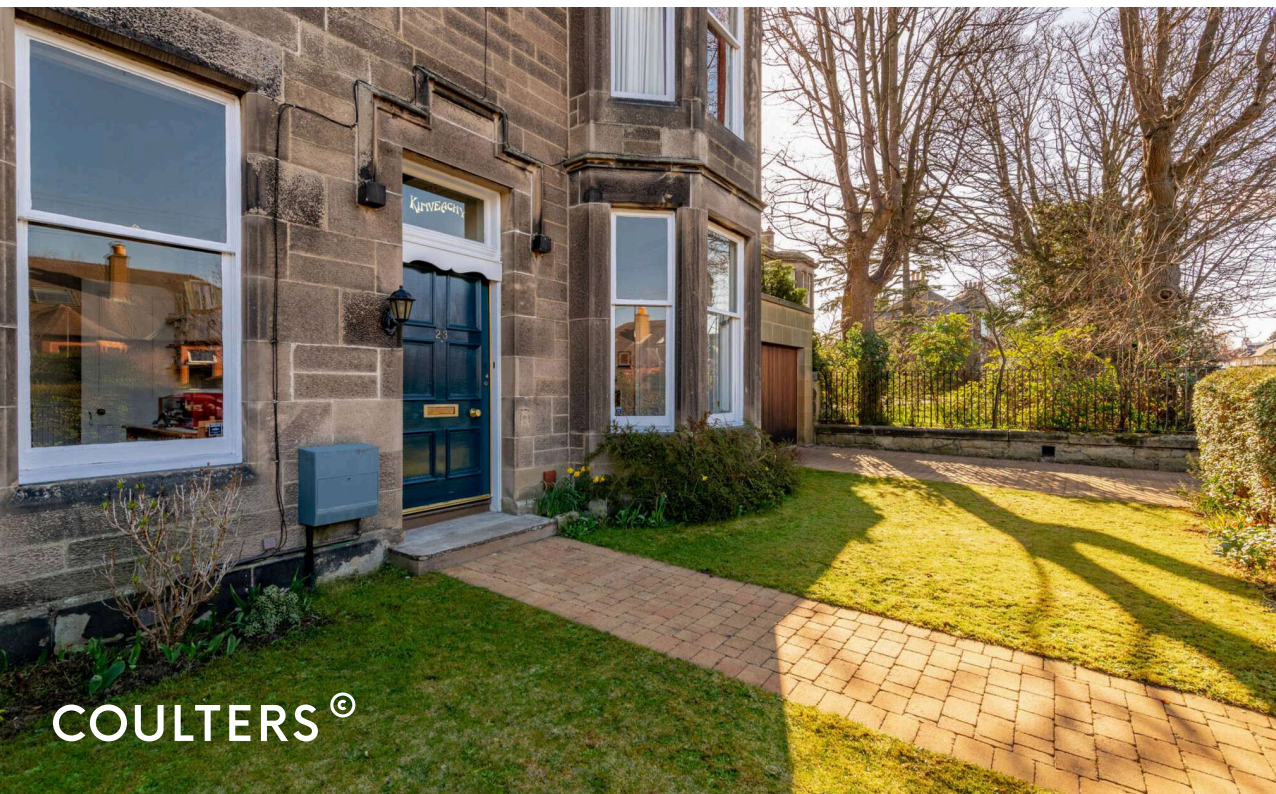
Duddingston is a leafy area, often considered a peaceful retreat from the hustle and bustle of the city centre. Known for its wide tree lined streets and views to Arthur's Seat, Duddingston boasts a rich history. The area is home to the historic Duddingston Kirk, dating back to the 12th century, and the renowned Dr Neil's Garden, a beautiful, tranquil space overlooking Duddingston Loch. Figgate Park, which has a large pond, a burn and woodland, is a short walk from the house and offers a tranquil place to walk and observe local wildlife.

Neighbouring Portobello is Edinburgh's vibrant seaside neighbourhood. Famous for its long stretch of sandy beach with Promenade which is popular with walkers, joggers and cyclists. It offers a lively yet laid-back atmosphere with plenty of independent shops, cafes, and restaurants lining the Promenade and High Street.

The surrounding area is well served by local buses and shopping facilities, which include Fort Kinnaird, Asda at The Jewel, an Aldi in Portobello and a Morrisons on Portobello Road.

EXTRAS

All carpets and blinds are included in the sale price as are the double oven, hob, extractor, fridge/freezer, washing machine and dishwasher in the kitchen/breakfast room. The wardrobes are also included as are the summerhouse and shed in the garden.



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Edinburgh, EH15 1NY

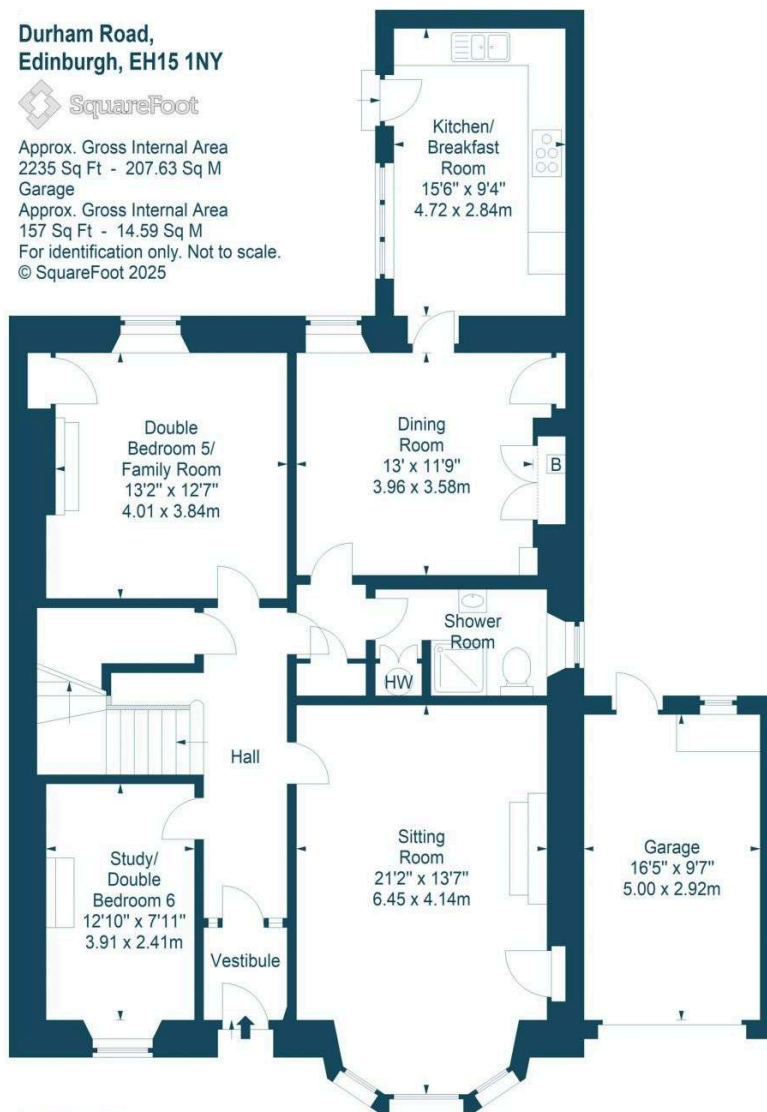


Approx. Gross Internal Area
2235 Sq Ft - 207.63 Sq M
Garage

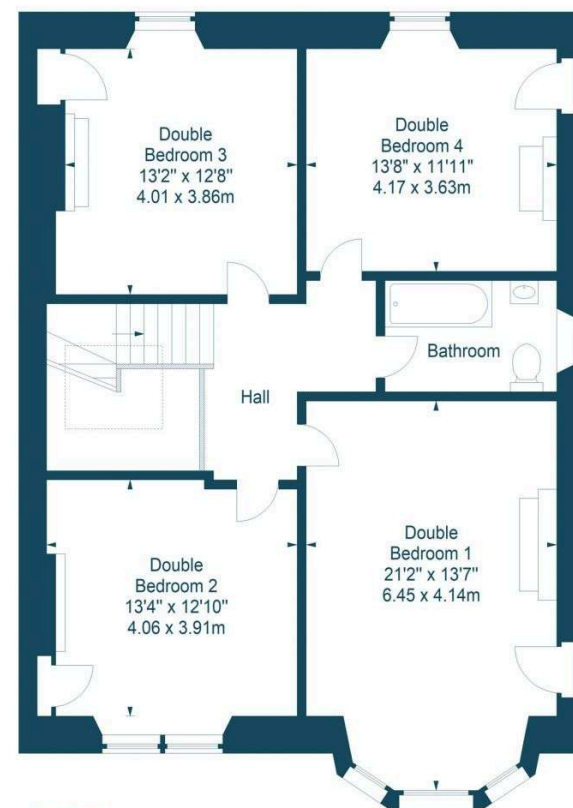
Approx. Gross Internal Area
157 Sq Ft - 14.59 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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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.