

COULTERS<sup>©</sup>

# 30 DUDDINGSTON PARK

DUDDINGSTON, EDINBURGH, EH15 1JX

 5 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

30 Duddingston Park is an immensely desirable, semi-detached Victorian stone built house, with impressive front and rear gardens, superbly situated in the sought after area of Duddingston, to the east of the city centre. The home has lovely views of Arthur's Seat. The current owners have lovingly upgraded the home throughout, elegantly embracing period features with sophisticated modern style, creating truly engaging spaces both inside and out. The front door opens onto a handy entrance vestibule, which in turn opens onto a spacious and welcoming hall. The beautiful, spacious west facing bay windowed sitting room is filled with light, boasting fine period features such as a decorative cornice, ceiling rose, wood panelling and a fine mantelpiece (with log burning stove).

## KEY FEATURES



Extremely impressive stone semi-detached house.



Five beautifully presented double bedrooms.



Charming private front and rear garden with patio area.



Unrestricted on-street parking.



Located in the sought after area of Duddingston.



Stunning kitchen extension opening directly onto the garden.



EPC Rating - D



Council Tax Band - F





To the rear, the breathtaking heart of the home is the triple aspect stylish kitchen / dining room, flooded with natural light and with fantastic sliding glass doors that connect to the garden, bringing the outside in. A sleek, contemporary fitted kitchen with a separate island and marble splashback incorporates an induction hob, double oven, dishwasher and fridge/freezer, whilst underfloor heating ensures cosy feet on colder days.

Internally at ground floor level there is also a gorgeous, modern shower room and charming fifth bedroom (currently used as a study) which looks out onto the garden. The original floor boards have been stripped, sanded and varnished to reveal the natural beauty of the wood (as has the hall and one of the bedrooms upstairs). The garage is used as a utility space, housing the tumble dryer and washing machine, in addition to a very handy separate workshop.







## CONTINUED...

On the first floor are four delightful double bedrooms, all filled with light. There is also a very pretty bathroom, finished with both herringbone and hexagonal tiling to add a lovely modern twist.

Heating and hot water is provided by gas central heating. Underfloor heating has been fitted in the kitchen, the shower room and bathroom.

To the front of the property is a generous front garden, surrounded by hedging, mainly laid with lawn flanked by borders and a path leading to the front door. The superb rear garden has been gently terraced and recently levelled with a delightful patio area, again mainly laid to lawn with borders planted with a charming, varied mix of established trees, bushes and shrubs.

Direct access to Park Lane is also possible from a large garden gate, where unrestricted parking is available on the street.















## 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.

Within easy walking distance, the local Co-op and Post Office meet every day requirements. 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 fitted carpets are included in the sale price, as are the integrated kitchen appliances.

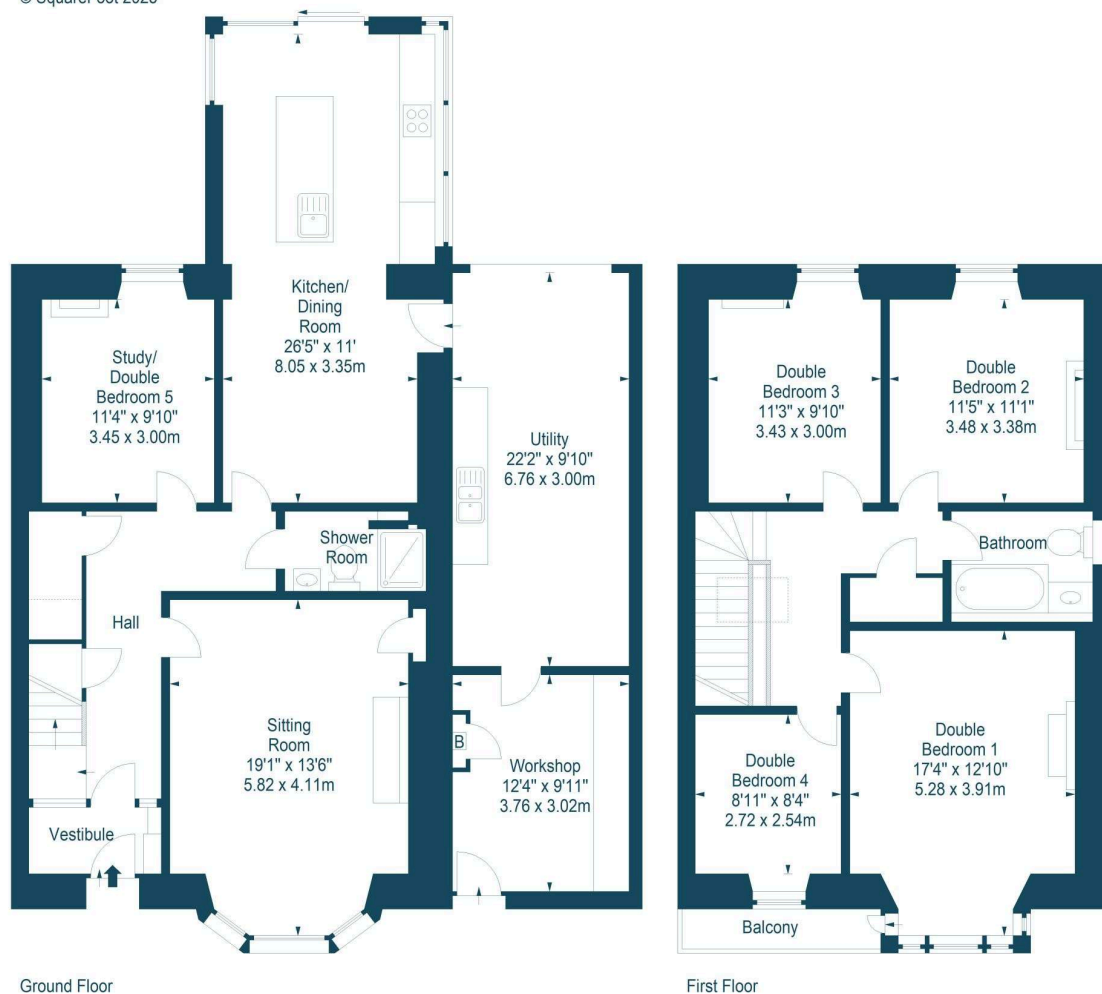




Duddingston Park,  
Edinburgh, EH15 1JX



Approx. Gross Internal Area  
2078 Sq Ft - 193.05 Sq M  
(Including Utility & Workshop)  
For identification only. Not to scale.  
© SquareFoot 2025



## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto: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.