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SOLICITORS & ESTATE AGENTS



47 DURHAM ROAD SOUTH

DUDDINGSTON, EDINBURGH, EH15 3PD





WELCOME TO

47 DURHAM ROAD SOUTH, DUDDINGSTON

Enjoying a leafy residential address where the No. 4 bus stops adjacent to the house and gets you into the centre of Edinburgh in 30 mins, this semi-detached house is ideally suited to contemporary family living, boasting three double bedrooms, an open-plan reception room and kitchen flowing out to a secure rear garden, and convenient garage and driveway parking, all set on a good-sized corner plot. The interiors enjoy abundant natural light with a tasteful decorative finish and a useful attic room, that could be developed into further accommodation subject to planning permissions.

THE HIGHLIGHTS

- Leafy setting, a short commute from central Edinburgh
- Semi-detached house with bright modern interiors
- Practical entrance porch
- Dual-aspect living/dining room with garden access
- Kitchen open to the reception room, with garden access
- Three comfortable double bedrooms
- Bright bathroom with shower-over-bath
- Skylit carpeted attic room (scope for development, STPP)
- Corner plot with enclosed rear garden and shed
- Private driveway and attached single garage
- Gas central heating and full double glazing





TAKE A LOOK AROUND

A bright porch provides a practical entrance, flowing into the heart of the home – the spacious dual-aspect living and dining room, open to the kitchen, with double access points to the garden creating effortless indoor-outdoor living. Crisp white décor and painted rustic floorboards add to the space's welcoming airy ambience. Also appointed in simple white, the modern kitchen features fitted units and workspace, offset by metro tiling and equipped with an integrated gas hob, oven and hood, an undercounter fridge, and plumbing for a dishwasher. The attached garage provides plumbed space for additional appliances.

HEAD ON UP

Upstairs, a central landing leads to three double bedrooms, all enhanced by stylish oak-inspired flooring. The principal bedroom is exceptionally spacious, spanning the full depth of the house and illuminated by double windows fitted with bespoke shutters – an attractive feature also found in the reception room. Completing the first floor is a bright bathroom, styled in minimalist white and complete with a shower-over-bath.



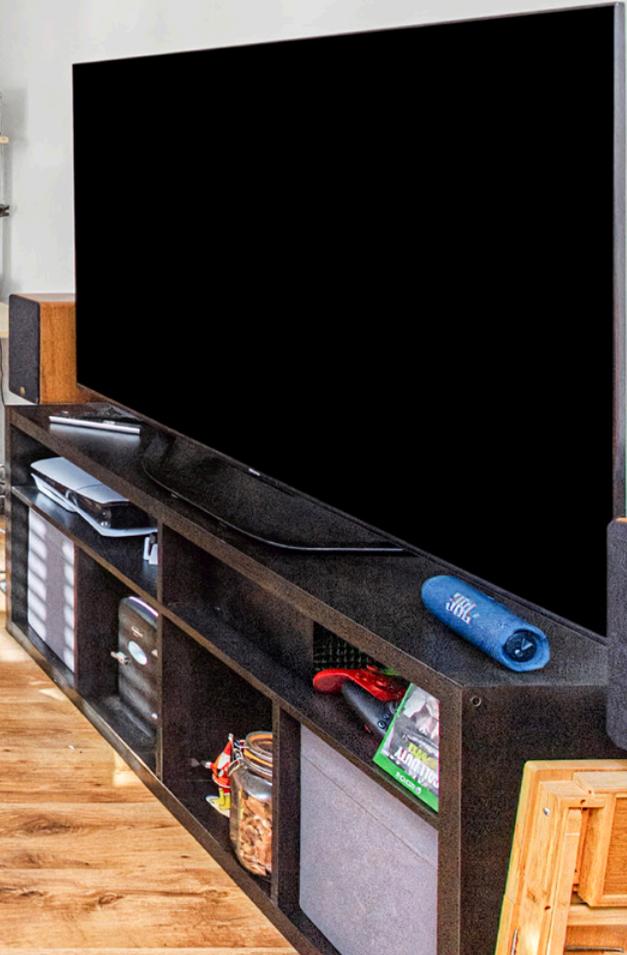
A skylit, carpeted attic room (with hatch access from Bedroom 3) provides valuable storage and, if developed with the correct permissions, could become a fourth bedroom or extra living space.

THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and kitchen appliances. Wired-in TV in the reception room is available by separate negotiation.



GOOD THINGS
HAPPEN
OVER TIME





bs

THREE COMFORTABLE DOUBLE
BEDROOMS, A BRIGHT BATHROOM
AND A SKYLIT CARPETED ATTIC





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TOUR THE GROUNDS

The large rear garden is securely fenced and surrounded by leafy greenery, adding a sense of privacy. It is a delightful space for family fun and summer parties, complete with a neat lawn, seating deck, and shed.

The front of this appealing corner plot is gravelled and paved, with a driveway leading to the attached single garage.

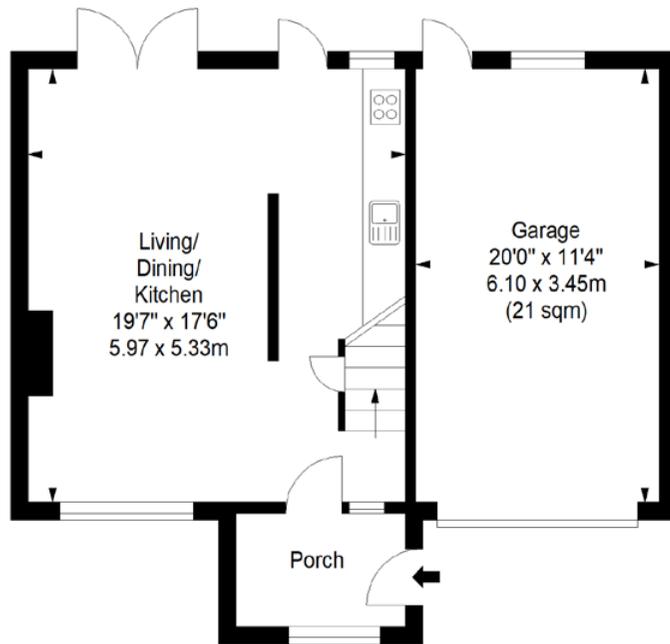
TELL US ABOUT

DUDDINGSTON, EDINBURGH

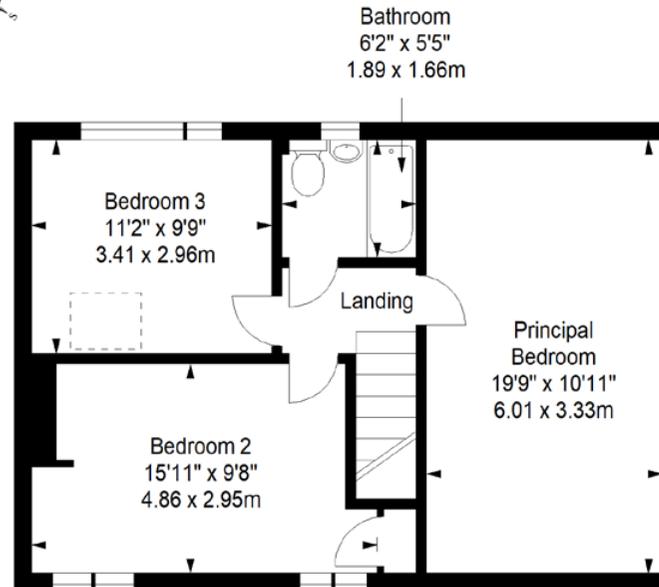
Nestled at the foot of majestic Arthur's Seat and Salisbury Crags, Duddingston offers a unique village setting, yet is just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the east, residents have some of the capital's most outstanding natural landscapes and views right on their doorstep. And of course, there is no shortage of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club. 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 business, plus a handful of thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), Duddingston is within the catchment area for excellent local schools, and its close 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.

FLOORPLAN

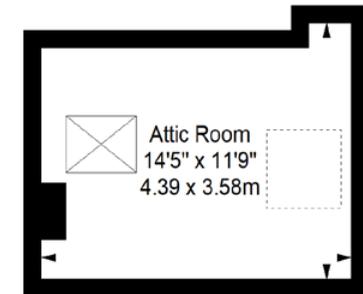
Ground Floor
Approx. 36.8 sq. metres (396.1 sq. feet)



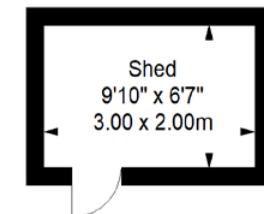
First Floor
Approx. 54.6 sq. metres (587.7 sq. feet)



Attic
Approx. 14.5 sq. metres (156.1 sq. feet)



Shed
Approx. 6.00 sq. metres (64.6 sq. feet)



Total area: approx. 105.9 sq. metres (1139.9 sq. feet)

Property Office:

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