



Offers Over

£485,000

45 Durham Avenue

Duddingston | Edinburgh | EH15 1RR

A most appealing detached bungalow, situated on a generous plot of garden ground and enjoying a superb residential location in the capital's desirable Duddingston area.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- D



Description

A much-loved family home for many years the property has been thoughtfully extended and well preserved by the previous owner, though has superb potential to modernise to individual taste or to extend further, subject to obtaining the necessary consents.

The accommodation briefly comprises; entrance vestibule, main hallway, bright and well-proportioned front facing reception room with focal fireplace and coving to ceiling, versatile dining/family room with a beautiful timber stair leading to the upper floor and giving the room an attractive focal point and a door leading directly out to the rear garden, well equipped kitchen which has been fitted with a variety of base and wall mounted units with splash tiling and contrasting wipe-clean worktops, generously sized principal bedroom with fitted mirrored wardrobes, a second downstairs double bedroom, a large south facing bedroom on the upper level with eaves storage, and contemporary shower room with two piece white suite and walk-in mains shower enclosure.



This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The property will be sold as seen with all floor coverings, curtains, light fittings, white good and kitchen appliances.

Gardens and Parking

To the front of the house is a neat lawned garden with well stocked planted borders and a good-sized driveway providing excellent off-street parking. To the rear of the property is a generous south facing walled garden, which has a delightful open feel and has been laid primarily to lawn, complete with drying facilities, shrubs, bushes and a pleasant mature tree backdrop.

Viewing

By appointment through Neilsons (0131 625 2222).





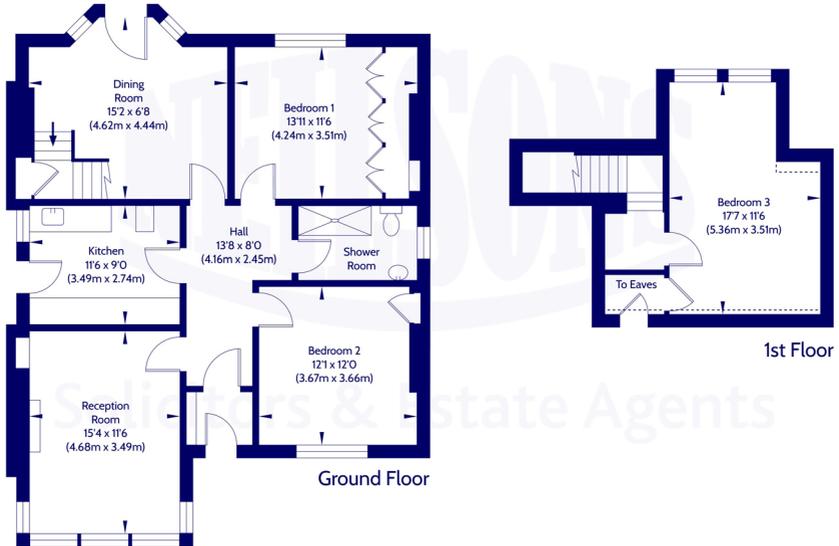
Location

Duddingston offers a unique setting close to iconic Arthur's Seat and tranquil Duddingston Loch, yet also enjoys a central location between the city centre and the white sandy beaches of Portobello. Less than three miles southeast from the heart of the capital, Duddingston is home to a good range of local shops and amenities. The historic 13th century Sheep Heid Inn with a traditional pub skittles alley can be found in charming Duddingston Village, with nearby Fort Kinnaird boasting luxury retail outlets, eateries and a multiscreen cinema. Schooling and further education is well catered for: the property is within the catchment area for Duddingston Primary School and St John's RC Primary School and Portobello High School and is in close proximity to Holyrood RC High School. Duddingston enjoys excellent public transport links, served by frequent day and night bus services; commuting by car is also fast and convenient owing to Duddingston's close proximity to Edinburgh City Bypass, the A1 and main routes into the centre.





Approx. Gross Internal Floor Area 116 Sq M / 1250 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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