



1 Jardine Place,
DUDDINGSTON | EDINBURGH | EH15 3FG


warners
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Nestled in a quiet, modern cul-de-sac, moments from Fort Kinnaird, quick bus, rail and car links and vast open green spaces is this spacious detached home. Boasting a double driveway, an integral garage, front and rear gardens, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window, a contemporary dining kitchen with attractive units and French doors to the rear garden and downstairs is completed by a useful utility room and W/C. Following up a carpeted staircase the upper level enjoys a master bedroom with elegant en-suite shower room, two further well-proportioned double bedrooms, a fourth single bedroom or ideal home office and the home is completed by a stylish bathroom. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section for al fresco dining and colourful planters.

- Detached family home in quiet, modern cul-de-sac
- Welcoming hallway, bright lounge and stylish kitchen
- Four well-proportioned bedrooms
- Two bathrooms, a W/C and utility room
- Front and rear gardens, driveway and garage
- Gas central heating & double glazing

Council Tax: F , Energy Rating: C

The residents of the development (Duddingston Gardens) share the cost of the upkeep of communal areas such as passageways and the playground. This is managed currently by Ross and Liddell as factors and costs £51.49 every 6 months

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, appliances, wardrobes and beds are included in the sale.

Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. 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 businesses, plus several thriving cafés, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools, including Niddrie Mill Primary School, Castlebrae High School and Holyrood RC High School, and its 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.



