

20 Duddingston View

EDINBURGH, EH15 3LX

Home

SALES & LETTINGS

20 Duddingston View

EDINBURGH

EH15 3LX



FOUR



TWO



GARAGE



1399 Sq Ft *

CONVERTED
BUNGALOW

PEACEFUL
SETTING

1930s CHARACTER

GARAGE AND
DRIVEWAY

• Gross Internal Floor Space





There is something lovely about a house with room for the next chapter of family life. Original panelling, fireplaces and bay windows give this 1930s detached home its character, while its generous rooms make it easy to imagine living here today.

A spacious hall leads to a bay windowed living room and two ground floor bedrooms, including the main bedroom overlooking the rear garden with its own bathroom. The kitchen and dining room is a natural place to gather, opening onto a private veranda and the garden beyond. Upstairs, two further bedrooms are tucked into the eaves, alongside a family bathroom.

The large rear garden enjoys sunshine throughout the day, with space for children to play, friends to gather and new ideas to take shape. A garage, former coal store and off street parking add to the practical appeal.

Life in Duddingston

Duddingston has a sense of place that is hard to find so close to the city. The historic village, Duddingston Loch and Holyrood Park offer beautiful places to walk, while Portobello's seafront and Edinburgh's city centre are within easy reach.





the finer details



**CONVERTED DETACHED
BUNGALOW**



PEACEFUL SETTING



GENEROUS GARDEN



EXTENSION POTENTIAL



1930's CHARACTER



**LOVELY VIEWS TO ARTHUR
SEAT AND THE COAST**



A home to make your own

There is a lovely sense of arrival at 20 Duddingston View. The original panelling gives the hall its character before the house opens into rooms that feel generous and welcoming.

It is the sort of home you can imagine settling into straight away, while still seeing the possibilities for making it your own over time.



A home, full of character

The bay window brings light into the living room and gives it a natural place to sit and watch the day go by. The fireplace adds warmth and a reminder of the house's 1930s origins.

There is space here for everyone to come together, but also for quieter evenings when the house is your own again.



The heart of the home

The kitchen and adjoining dining room are made for everyday family life. There is space to prepare a meal while others settle around the table, and enough room for friends to stay long after dinner is finished.

On warmer days, the doors can be opened to the veranda, making it easy to carry food and conversation outside.



Room for everyone

The bedrooms give this home a lovely flexibility as family life changes. On the ground floor, the principal bedroom looks out over the rear garden and has its own bathroom. A second bedroom, with a bay window overlooking the front garden, could equally be a comfortable guest room or a place to work from home.

Upstairs, two further bedrooms are tucked into the eaves, alongside the family bathroom. Their sloping ceilings give them character, with space for children, guests or a quiet retreat.





A garden to make your own

The garden is one of the real pleasures of this home. Generous and sunny, it has room for children to play, for outdoor meals and for someone to create the spaces they have always imagined.

There are places to sit among the planting and space to enjoy the open lawn. It feels like a garden a family could grow into and enjoy for years.



A home for the next chapter

Some houses are easy to admire. This one is easy to imagine living in.

Its character has been part of family life here for many years. Now there is room for someone new to bring their own routines, celebrations and ideas. Perhaps, in a few months' time, they will call 20 Duddingston View home.

20 DUDDINGSTON VIEW EDINBURGH



AREA STATS



WALK SCORE



BIKE SCORE



TRANSIT SCORE



GOOD EATS

THE
SHEEPS HEID

★★★★★

RUSTY SEAGAL

★★★★★

FORRESTERS

★★★★★



LOCAL RETAIL



10 MINUTES
FORT KINAIRD
RETAIL PARK



10 MINUTES
PORTOBELLO



25 MINUTES
CITY
CENTRE



SCHOOLS

LORRETO

PORTOBELLO
HIGH SCHOOL

HOLYROOD HIGH
SCHOOL

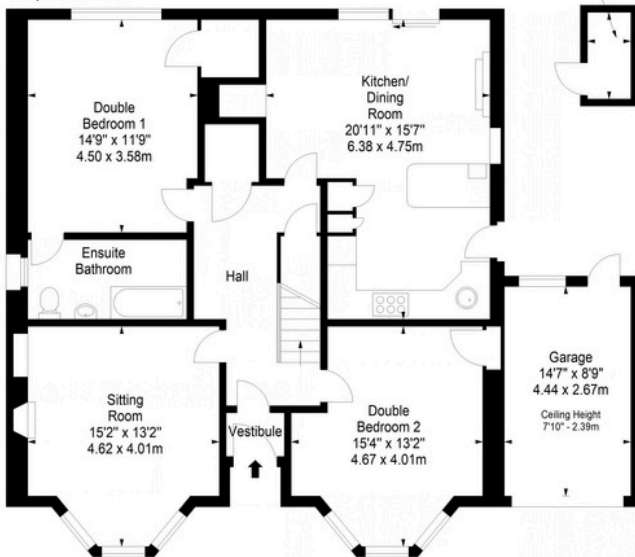
Duddingston View,
Edinburgh,
Midlothian, EH15 3LX



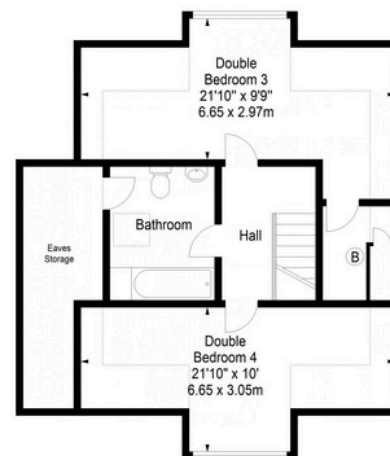
Approx. Gross Internal Area
1738 Sq Ft - 161.46 Sq M
(Including Eaves Storage)

Garage
Approx. Gross Internal Area
127 Sq Ft - 11.80 Sq M
Shed

Approx. Gross Internal Area
18 Sq Ft - 1.67 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

Home

SALES & LETTINGS

0131 258 2708

SALES@HOMESALESANDLETTINGS.CO.UK

IMPORTANT NOTE TO PURCHASERS: Please note that all images and text are for information/illustrative purposes only.
They do not constitute any form of guarantee or contract.