



RALPH SAYER
SOLICITORS & ESTATE AGENTS

38 Bingham Avenue

Duddingston, Edinburgh, EH15 3HZ

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Set in Edinburgh's desirable residential neighbourhood of Duddingston, this terraced home enjoys a well-established location close to scenic outdoor spaces, local amenities, and excellent transport links to the city centre. The location offers a balance of peaceful surroundings and everyday convenience, with nearby green spaces and coastal access enhancing its appeal.

The property comes with a carpeted hall with an under-stairs storage cupboard, a generous living room with a gas fireplace, and a southeast-facing dining kitchen with rear access. There are two bedrooms, both with built-in storage, and a three-piece shower room. Externally, the home benefits from a sunny enclosed rear garden and private driveway parking.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.

Property Summary

- Terraced house in Duddingston
- Part of an established residential neighbourhood
- Close to scenic outdoor space, shopping facilities and transport links
- Entrance hall with built-in storage
- Spacious living room with a gas fireplace
- Well-appointed dining kitchen with rear access and storage cupboards
- Main bedroom with built-in wardrobes
- Versatile second bedroom with sunny aspect and a built-in wardrobe
- Three-piece shower room
- Private garden enclosed and sunny to the rear
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £185,000







Spacious living room with
an electric fireplace and
a well-appointed dining
kitchen with rear access
and storage cupboards







Main bedroom with built-in wardrobes, a versatile second bedroom and a three-piece shower room





Let us help you find your next
dream property!



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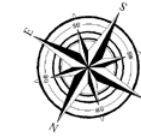
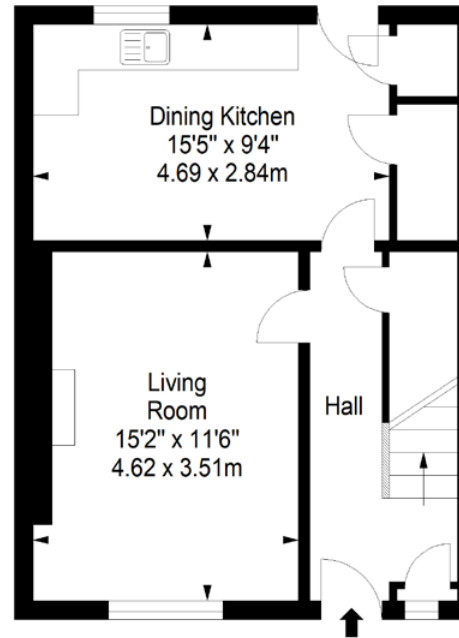
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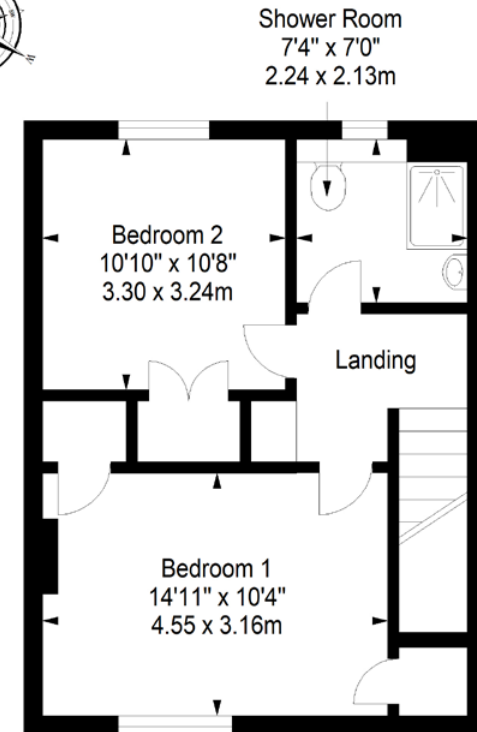
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 42.6 sq. metres (458.5 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 85.2 sq. metres (917.0 sq. feet)