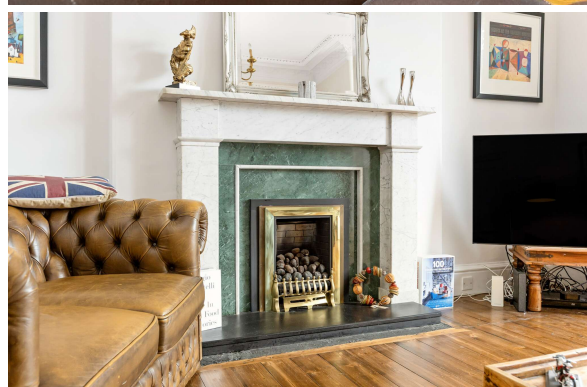




16 Duddingston Park
DUDDINGSTON | EDINBURGH | EH15 1JX


warners
solicitors & estate agents





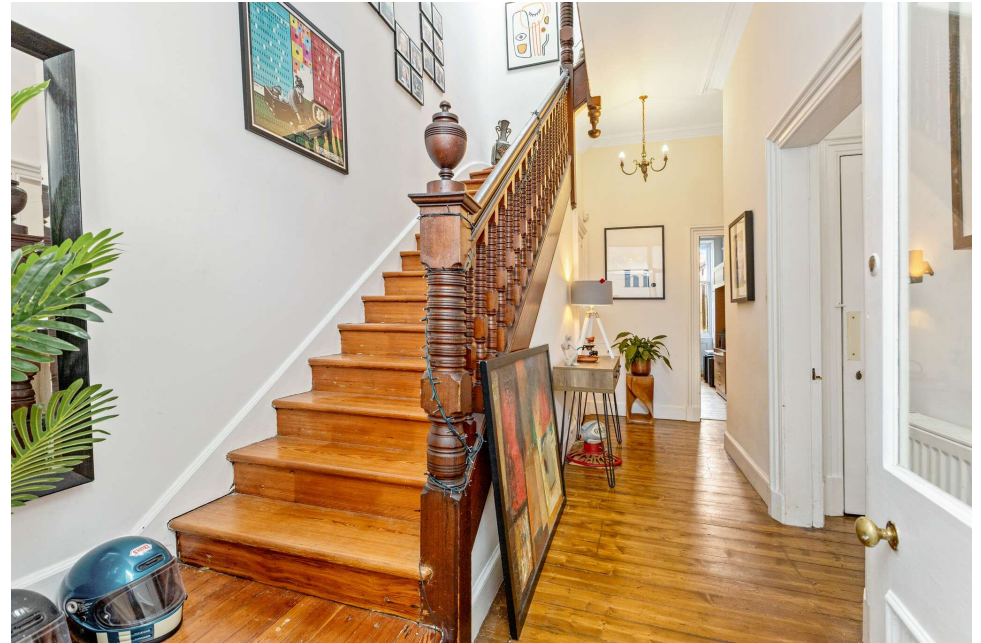
16 Duddingston Park

DUDDINGSTON | EDINBURGH | EH15 1JX

Warners are delighted to present this impressive four-bedroom semi-detached Victorian stone-built family home, occupying a prime position within the highly sought-after Duddingston area, just east of Edinburgh city centre. Combining substantial accommodation with an abundance of period character, the property enjoys a lovely outlook towards Arthur's Seat, beautifully maintained gardens, a private driveway and attached single garage. The property retains a wealth of attractive original features, including working timber shutters, ornate cornicing, ceiling roses, panelled doors and beautiful real wood flooring, while the generous room proportions and high ceilings create an immediate sense of space and elegance. A welcoming entrance vestibule leads into the generous reception hallway, with two useful storage cupboards and an impressive staircase rising to the upper floor. The principal reception room is a particularly attractive space, with a large bay window and working shutters drawing in plenty of natural light, while an ornate fireplace with gas fire provides a wonderful focal point. The decorative cornicing and ceiling rose further enhance the period character of this elegant room. To the rear, the dining room provides a versatile additional reception space and could also be used as a fifth bedroom if required. The well-equipped kitchen is fitted with a good range of wall and base units and leads through to a superb conservatory. Filled with natural light and enjoying lovely views and access to the rear garden, the conservatory provides an excellent additional living space for relaxing, dining or entertaining. Upstairs, the bright and spacious landing benefits from a skylight, creating a particularly welcoming first-floor space. There are four generous double bedrooms, providing excellent flexibility for family living, guests or home working. The impressive principal bedroom is a real highlight, featuring a charming fireplace, attractive box window and direct access to a balcony, providing a lovely spot to enjoy the surrounding views. The remaining bedrooms are all well-proportioned, with excellent space for furniture. A stylish family bathroom with shower over the bath completes the upper accommodation, while a separate shower room on the ground floor adds further convenience for family life and guests. Externally, the property occupies a generous and attractive plot, with a beautifully tended tiered front garden providing excellent kerb appeal. The enclosed rear garden is mainly laid to lawn with a patio area and mature planting, creating a peaceful and private setting for outdoor dining, entertaining and family life. A private driveway provides valuable off-street parking and leads to the attached single garage. Early viewing is highly recommended to fully appreciate the generous proportions, outstanding period character and superb setting.

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



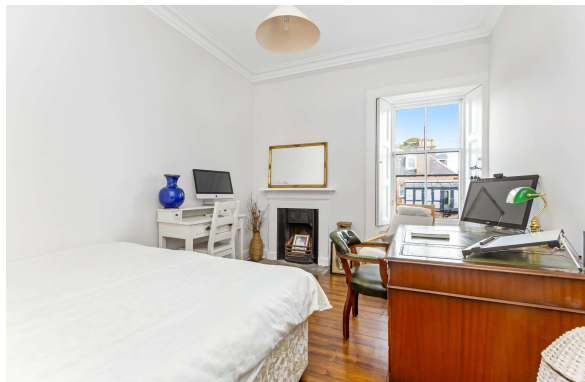


- Four-bedroom Georgian period home in sought-after Duddingston, with gardens, garage and views towards Arthur's Seat
- Entrance vestibule and spacious reception hallway
- Bay-windowed living room with feature fireplace, gas fire and period detailing
- Dining room / potential fifth bedroom
- Well-equipped fitted kitchen
- Bright conservatory overlooking and giving access to the rear garden
- Four generous double bedrooms
- Principal bedroom with feature fireplace, box window and access to balcony
- Family bathroom with shower over bath
- Ground floor shower room
- Excellent storage throughout
- Bright upper landing with skylight

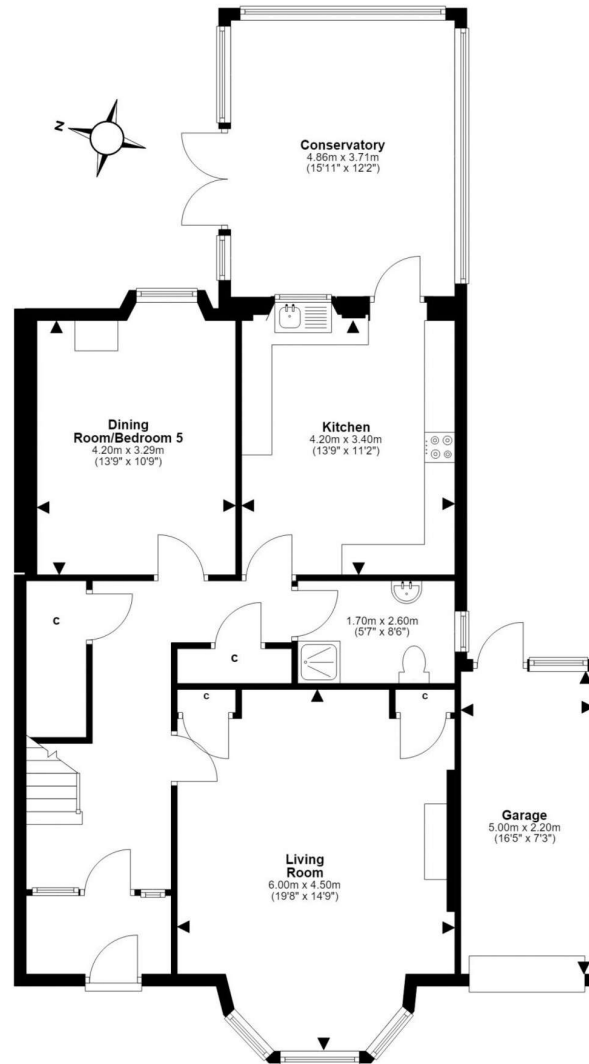
Main bedroom curtains, voiles and conservatory blinds.
EPC: CT:



The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinraid shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.

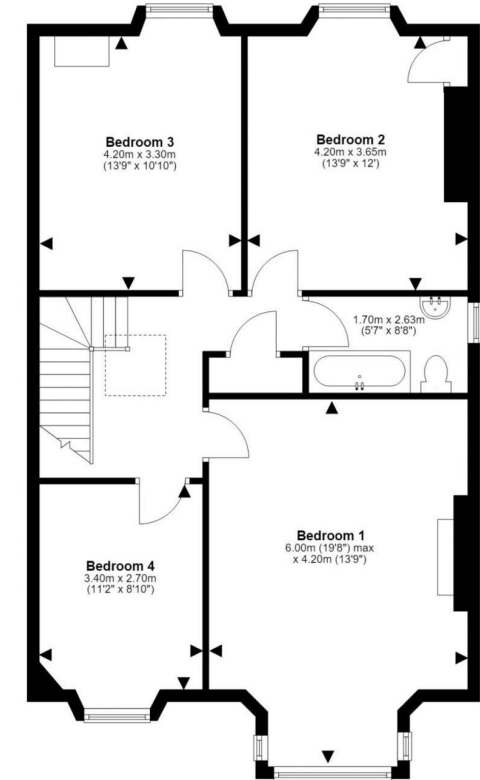






Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc