

OFFERS OVER £310,000

7a Duddingston Crescent  
Edinburgh, EH15 3AS

drummondmiller  
Solicitors & Estate Agents



- Rarely available main-door upper villa forming part of a converted detached house
- Spacious living room with attractive views towards Arthur's Seat
- Two well-proportioned double bedrooms
- Generous rear garden offering excellent outdoor space
- Private driveway and garage providing off-street parking
- Stunning original features throughout
- EPC E

### Description

Drummond Miller is delighted to present this charming main-door upper villa, forming part of a converted detached house in the highly sought-after area of Duddingston. Offering bright and spacious accommodation throughout, the property retains a wealth of original period features, presenting an excellent opportunity for purchasers to create a home tailored to their own tastes and requirements.

The accommodation comprises a generous living room enjoying views towards Arthur's Seat, a well-sized kitchen fitted with wooden units, two well-proportioned double bedrooms, and a large family bathroom.

Combining generous room proportions, period charm, and an enviable location, this property presents a rare opportunity for a variety of buyers seeking a rewarding renovation project in one of Edinburgh's most desirable residential districts.





### Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

### Garden and parking

Externally, the property benefits from a generous rear garden, providing excellent outdoor space for relaxing, entertaining, or gardening.

The property further benefits from a private driveway and tandem garage, offering valuable off-street parking for 2 cars and additional storage space.

### Location

Edinburgh's most picturesque residential settings. Nestled at the foot of Arthur's Seat and bordering the expansive green spaces of Holyrood Park, the area offers an exceptional balance of natural beauty and city convenience.

Duddingston retains a unique village atmosphere, characterised by its historic buildings, attractive residential streets, and strong sense of community. Residents can enjoy scenic walks and outdoor activities around Duddingston Loch, Holyrood Park, and Arthur's Seat, all of which are within easy reach of the property. The area is also home to a selection of popular local amenities, including independent cafés, restaurants, and the renowned Sheep Heid Inn, one of Scotland's oldest public houses.

Excellent transport links connect Duddingston to Edinburgh City Centre, which can be reached within a short journey by car, bus, or bicycle. The nearby A1 and City Bypass provide convenient access to surrounding areas, while Fort Kinnaird Retail Park offers an extensive range of shopping, dining, and leisure facilities.

Well-regarded schools and recreational amenities further enhance the appeal of this sought-after location, making it an excellent choice for professionals, families, and downsizers alike.

Combining the tranquillity of a historic village setting with easy access to the heart of Edinburgh, Duddingston remains one of the capital's most prestigious and desirable residential locations.

### Council Tax and EPC

Council Tax band E and has an E-rated Energy Performance Certificate.

### Home Report

The property has been valued at £330,000, and a link to the Home Report is available from the ESPC website.

### Viewing

By appointment only, telephone 0131 229 3399.

### Extras

All pelmets, light fittings and white goods are included in the sale price.





7A DUDDINGSTON CRESCENT, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,371 SQ FT / 127 SQ M  
 GARAGE 291 SQ FT / 27 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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