

Property Details

4/4 Cleekim Road, Duddingston,
Edinburgh, EH15 3HU

Offers Over **£139,000**



Property Photos

4/4 Cleekim Road, Duddingston, Edinburgh, EH15 3HU



Creation Date

13/08/2026

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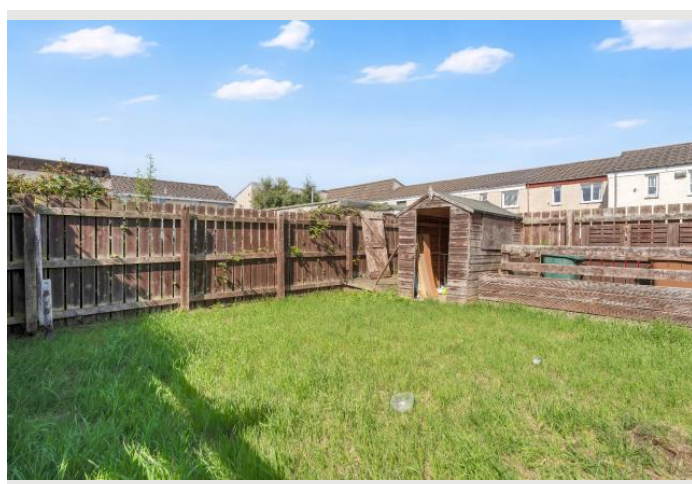
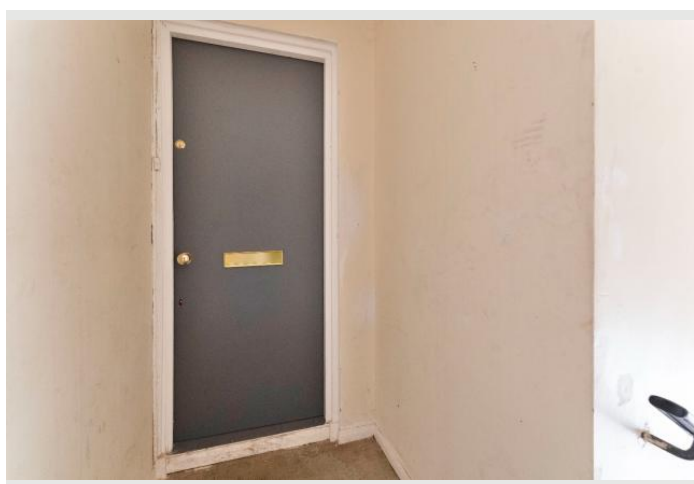


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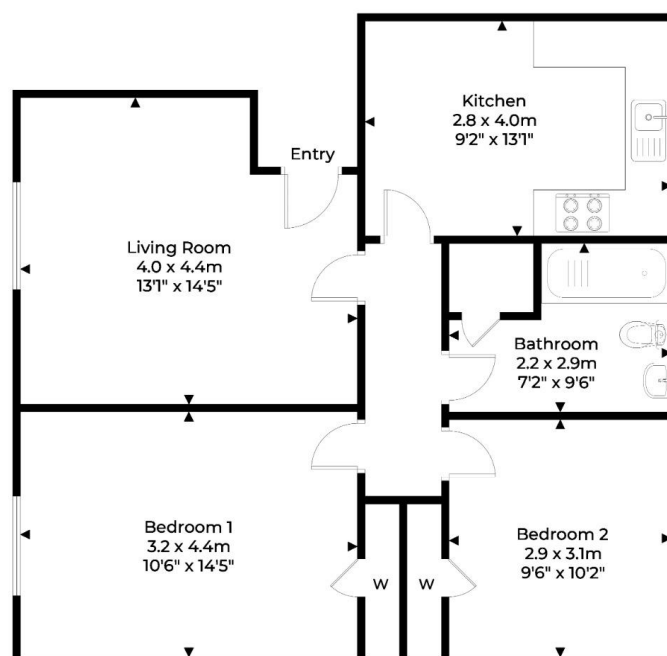
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Property Floor Plans

4/4 Cleekim Road, Duddingston, Edinburgh, EH15 3HU

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Approximate Gross Area
65 sq m / 700 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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Property Info

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Property Type
Flats / Apartments
Property Style
Flat
Bedrooms
2
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
689 Sq Ft
Agency Type
Sole
Parking
Private
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers Over
Price
£139,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

4/4 Cleekim Road, Duddingston, Edinburgh, EH15 3HU

Feature 1

Two Bedroom Upper Villa

Feature 2

Whilst Benefitting From Refurbishment, Would Make An Excellent Starter Home Or Investment Opportunity.

Feature 3

Spacious Lounge

Feature 4

Kitchen/diner

Feature 5

Three Piece Suite And Shower Over Bath

Feature 6

Private Rear Fully Enclosed Garden

Feature 7

To The Rear Of The Garden Included Within The Title Is A Private Space For A Garage Or Parking

Property Description

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Watermans bring to market this 2 bedroom upper villa located in the Duddingston area of Edinburgh. Conveniently located close to an excellent range of amenities and fabulous transport links, this property, whilst benefitting from refurbishment, would make an excellent starter home or investment opportunity.

Entering the property from a common entrance into a porch area, the property is located at the top of the entrance stairs on right. Entering into the lounge from the main door, this spacious room has a bright window, neutral decor and laminate flooring. The kitchen/diner has a range of wall and base units with laminate worktops over and includes integrated oven, gas hob and hood and a freestanding washing machine. A large window provides lots of natural light. There are two double bedrooms, each with built in storage and a family bathroom with 3 piece suite and shower over bath completes the internal layout. Gas central heating and UPVC double glazing add comfort to the property. There is also a loft for additional storage.

Externally, to the rear there is a private fully enclosed garden laid to lawn with garden shed and bin storage area. To the rear of the garden included within the title is a private space for a garage or parking. Additional free parking is available on street.

This property would appeal to seasoned investors or first time buyers and would benefit from some cosmetic upgrades.

Council Tax Band C

Offers over 139,000

Viewing by appointment only.

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Area - Duddingston

Location The popular Duddingston area lies a short distance to the east of the city centre with shopping and retail at Fort Kinnaird very close by. Portobello with all the area has to offer is a short distance and there are a variety of leisure and sporting facilities plus schooling and college options nearby. There are excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.

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