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Fixed Price

£340,000

7 Duddingston Loan

Duddingston | Edinburgh | EH15 1SN

Charming three-bedroom terraced villa enjoying a superb residential setting within the capital's desirable Duddingston area. Ideally located close to excellent local amenities, reputable schooling and convenient transport links, the property offers well-proportioned and flexible accommodation and represents a fantastic opportunity for young couples and growing families.

- 3 bedrooms
- 1 public room
- 1 bathroom
- Private gardens
- Garage & driveway
- EPC Band - D
- Council Tax Band - E



Description





An inviting entrance hallway provides access to the accommodation and benefits from brilliant storage provisions. The bright and spacious lounge/diner enjoys a dual-aspect outlook and provides a lovely setting for both relaxing and entertaining, with ample space for a dining table and chairs. The practical and smart kitchen is fitted with a range of integrated white goods and benefits from partial tiling to the splash areas for ease of maintenance. Upstairs, the landing provides access to the bedrooms and bathroom, together with partially floored attic space. The generous principal double bedroom enjoys a rear-facing aspect with a leafy outlook and benefits from an integrated wardrobe with sliding mirrored doors. Bedroom two is another comfortable double room with a front-facing aspect. A cleverly designed fitted reading nook with built-in storage provides a useful and attractive feature. Bedroom three is a well-proportioned single room with flexible use as a bedroom, home office or study if desired. The bathroom is fully panelled and fitted with a three-piece suite incorporating a shower over the bath and heated towel rail.

Further benefits include gas central heating and double glazing.

Gardens & Parking

Externally, the property benefits from a large private front garden, laid mainly to chipstone, together with a single garage and driveway providing excellent off-street parking. The private rear garden features a well-kept lawn, patio and raised beds, creating a lovely outdoor space to enjoy.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



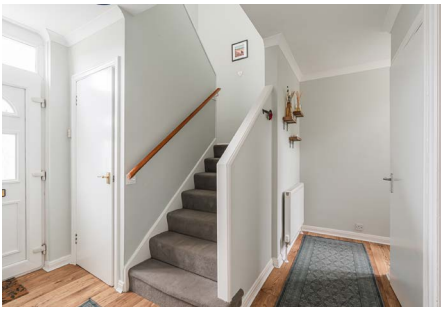






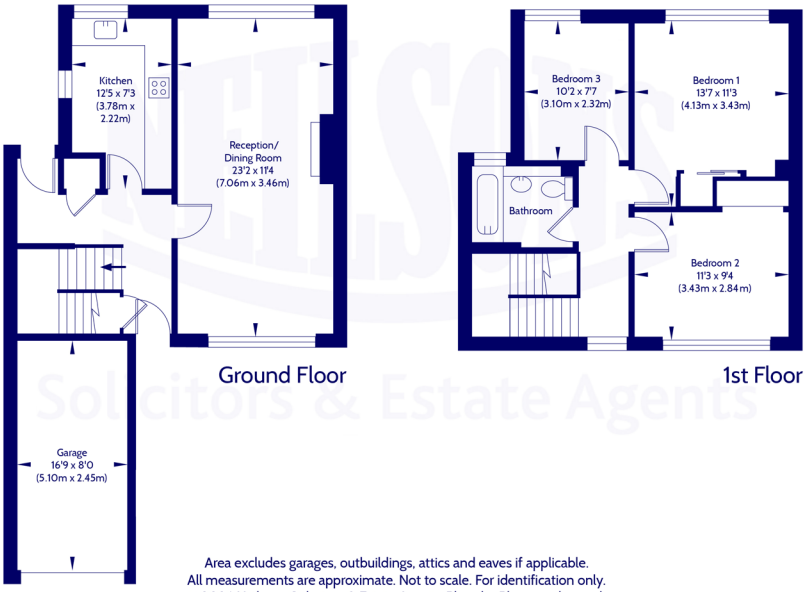
Location

Duddingston offers a unique setting close to iconic Arthur's Seat and tranquil Duddingston Loch, yet also enjoys a central location between the city centre and the white sandy beaches of Portobello. Less than three miles southeast from the heart of the capital, Duddingston is home to a good range of local shops and amenities. The historic 13th century Sheep Heid Inn with a traditional pub skittles alley can be found in charming Duddingston Village, with nearby Fort Kinnaird boasting luxury retail outlets, eateries and a multiscreen cinema. Schooling and further education is well catered for: the property is within the catchment area for Duddingston Primary School and St John's RC Primary School and Portobello High School and is in close proximity to Holyrood RC High School. Duddingston enjoys excellent public transport links, served by frequent day and night bus services; commuting by car is also fast and convenient owing to Duddingston's close proximity to Edinburgh City Bypass, the A1 and main routes into the centre.





Approx. Gross Internal Floor Area 92 Sq M / 985 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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