



# 60 DURHAM ROAD

Duddingston, Edinburgh, EH15 1PF



2

Public Room



2

Bedrooms



1

Bathroom



## 60 DURHAM ROAD

Set on a generous plot in sought-after Duddingston, this semi-detached bungalow offers exciting potential for modernisation and extension (subject to consent), with bright, well-proportioned accommodation and excellent private parking. The home includes two double bedrooms with fitted storage, a spacious bay-windowed living room with a fireplace, a dining room opening onto the rear garden, a large kitchen with direct garden access, and a versatile floored attic that is ideal as a third bedroom/guest room. A contemporary shower room is already in place, whilst extensive front and rear gardens provide outstanding outdoor space. A private driveway and attached garage add further practicality in this desirable and well-connected residential setting.







F  
EPC  
RATING

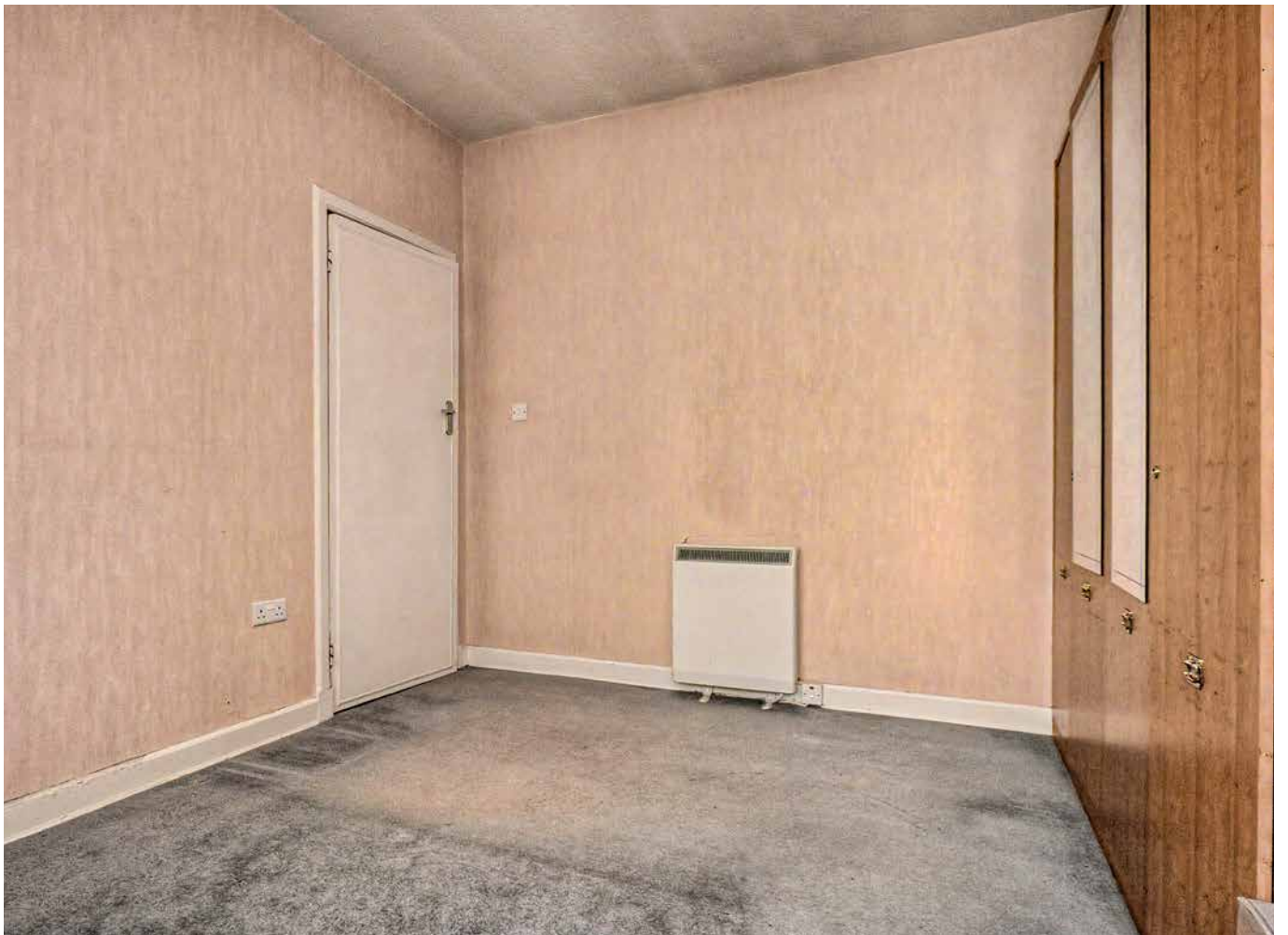
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COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Two bedroom semi-detached bungalow on a generous plot
- Sought-after residential location close to amenities and transport links
- Excellent potential for modernisation and extension (s.t.c.)
- Bright bay-windowed living room with a fireplace
- Dining room with French doors to the rear garden
- Kitchen with good storage and garden access
- Two double bedrooms, both with fitted wardrobes
- Versatile floored attic is ideal as a third bedroom/guest room
- Contemporary shower room with a large enclosure
- Electric heating
- Large enclosed rear garden with lawn and planting areas









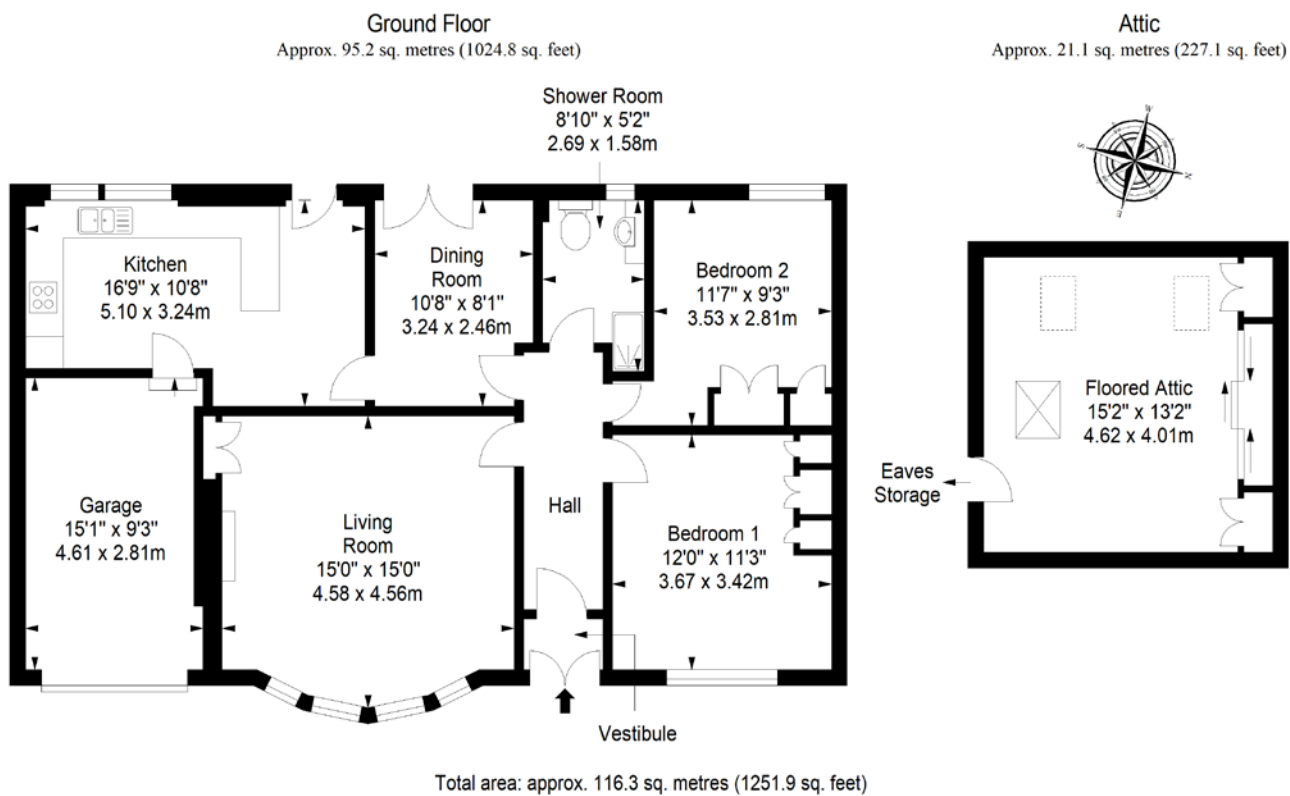
Extras: All fitted floor and window coverings and light fittings are included.

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# DUDDINGSTON

Nestled at the foot of majestic Arthur's Seat and Salisbury Crags, Duddingston offers a unique village setting, yet is just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the east, residents have some of the capital's most outstanding natural landscapes and views right on their doorstep. And of course, there is no shortage of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and business, plus a handful of thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), Duddingston is within the catchment area for excellent local schools, and its close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.



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