

DUDDINGSTON

8 DUDDINGSTON GARDENS SOUTH
EH15 1RF



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EPC RATING: E

OFFERS OVER £450,000

PROPERTY DESCRIPTION

- Vestibule leading to an open
- hallway with storage cupboard
- Large, comfortable bay windowed sitting room to front with feature fireplace
- Good sized dining room, ideal for entertaining or could be knocked through to the kitchen to make an open plan space, with wooden French doors out to the
- Bright conservatory overlooking the rear garden
- Fully fitted kitchen with an expansive range of units & appliances and direct access to the garden
- Principal bedroom with fitted wardrobes
- Double bedroom two with fitted wardrobes, leading to an
- Ensuite shower room with shower cubicle, sink & wc
- Modern bathroom with walk in shower, vanity sink unit, wc & heated towel rail
- Floored attic accessed via a ladder from hall cupboard, currently used for storage but could be converted to make a third bedroom
- Gas central heating from condensing boiler located in the kitchen with hot water storage cylinder in the attic space
- Upvc double glazed windows
- Sunny rear garden with lawned area surrounded by trees & shrubs and paved patio for relaxing & dining
- Car port with off street parking for a number of cars and a detached garage with workshop area



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





SPACIOUS TWO BED THREE PUBLIC ROOM DETACHED BUNGALOW IN VERY POPULAR DUDDINGSTON

Located in this sought after residential area, just a short distance from the city centre, is this well maintained, beautifully presented detached property with spacious accommodation comprising a bay windowed sitting room with feature fireplace, a good sized dining room leading to a sunny conservatory, a fully fitted kitchen, two double bedrooms, one with an ensuite shower room, a main bathroom, a floored attic ripper for conversion and a car port & detached garage, all surrounded by beautiful gardens. Close to an excellent range of nurseries, schools & shopping amenities, with easy access to wide open spaces and the beach at Portobello, this would make a perfect home for a young family, professionals or downsizers.

AREA

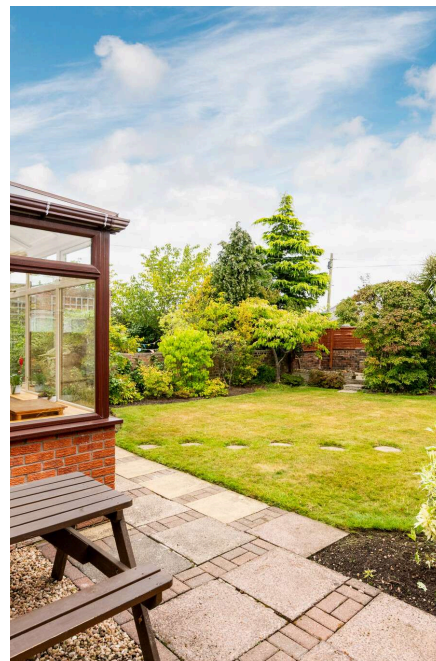
Duddingston is a very popular residential area to the east of the city which offers an excellent range of supermarkets & shops at the Jewel & Fort Kinnaird, together with a wide range of coffee shops, restaurants, bars, independent shops & speciality food stores in nearby Portobello. The house is in the catchment for well renowned Duddingston & St John's RC Primary & Portobello & Holy Rood RC High Schools. There are a wide range of amenities available in the area, notably golf courses, Holyrood Park, Portobello swimming pool and the newly upgraded Meadowbank sports centre. There is also easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

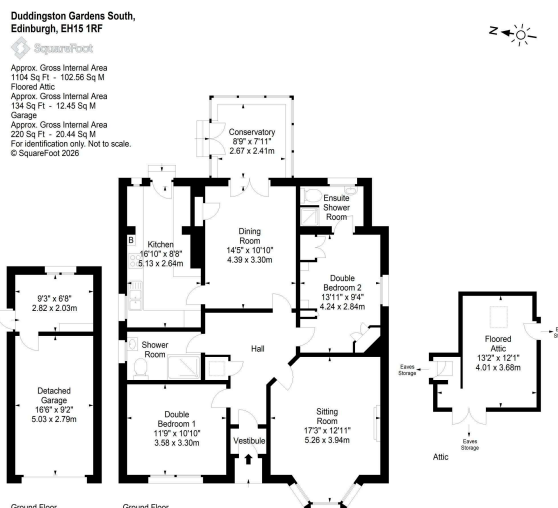
The blinds/curtains, light fittings, freestanding cooker, dishwasher and integrated fridge freezer are included in the sale.

HOME REPORT VALUATION

£460,000



Sitting room	17'3 x 12'11 (5.26 x 3.94m)
Dining room	14'5 x 10'10 (4.39 x 3.30m)
Conservatory	8'9 x 7'11 (2.67 x 2.41m)
Kitchen	16'10 x 8'8 (5.13 x 2.64m)
Bedroom 1	11'9 x 10'10 (3.58 x 3.30m)
Bedroom 2	13'11 x 9'4 (4.24 x 2.84m)
Attic room	13'2 x 12'1 (4.01 x 3.68m)
Garage	16'6 x 9'2 (5.03 x 2.79m)
Workshop	9'3 x 6'8 (2.82 x 2.03m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.