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Offers Over

£540,000

64 Cavalry Park Drive

Duddingston | Edinburgh | EH15 3QG

Stunning five-bedroom terraced townhouse quietly tucked away within an exclusive and highly sought-after development in Duddingston. Presented in true move-in condition and offering exceptionally flexible accommodation over three levels, the property is ideally positioned close to fantastic amenities, reputable schooling, and excellent transport links, making it a superb family home.

-  5 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Double garage & driveway
-  EPC Band - B
-  Council Tax Band - G



Description

The ground floor begins with a welcoming entrance vestibule leading into the hallway. This level hosts two comfortable double bedrooms, one of which enjoys direct access to the rear garden, making it equally suitable as a family room or home office if preferred. A stylish shower room completes the level, finished with partial wall tiling, a corner shower cubicle, and a heated towel rail. Internal access is also provided to the substantial double garage.

The first floor is dedicated to the main living space and is perfectly designed for modern family life. The bright and spacious reception room features two sets of French doors opening onto a private balcony, creating a wonderful spot to relax while allowing natural light to flood the room. The impressive kitchen/diner is beautifully appointed with a range of integrated and freestanding white goods, a freestanding island with breakfast bar seating, ample dining space, and matching splash panelling for a sleek, low-maintenance finish. A second private terrace enjoys a sunny south-facing aspect, providing an excellent setting for outdoor dining and entertaining. A convenient two-piece W/C completes this floor.

Occupying the top floor, the generous principal bedroom enjoys a front-facing aspect and boasts two private balconies, wall-to-wall fitted wardrobes, and a sizeable walk-in wardrobe. Bedrooms two and three are both comfortable rear-facing doubles, each benefiting from integrated double wardrobes and ample space for freestanding furniture. Completing the accommodation is a contemporary family bathroom fitted with partial wall tiling, a jacuzzi bath, separate shower cubicle, and heated towel rail.

Further benefits include gas central heating, double glazing, and a security intruder alarm system.

Factor fees are payable at approximately £105 - £115 per quarter.



Gardens & Parking

Externally, the property benefits from a double garage to the front together with a welcoming entrance pathway. To the rear lies a beautifully maintained, south-facing private garden featuring an attractive wooden deck, ideal for outdoor dining and summer entertaining, which leads down to a generous lawn bordered by mature planting. Offering an excellent degree of privacy, it provides a fantastic outdoor space for both children and adults to enjoy throughout the year.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and washing machine, freestanding American-style fridge-freezer, dishwasher, and wine cooler, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





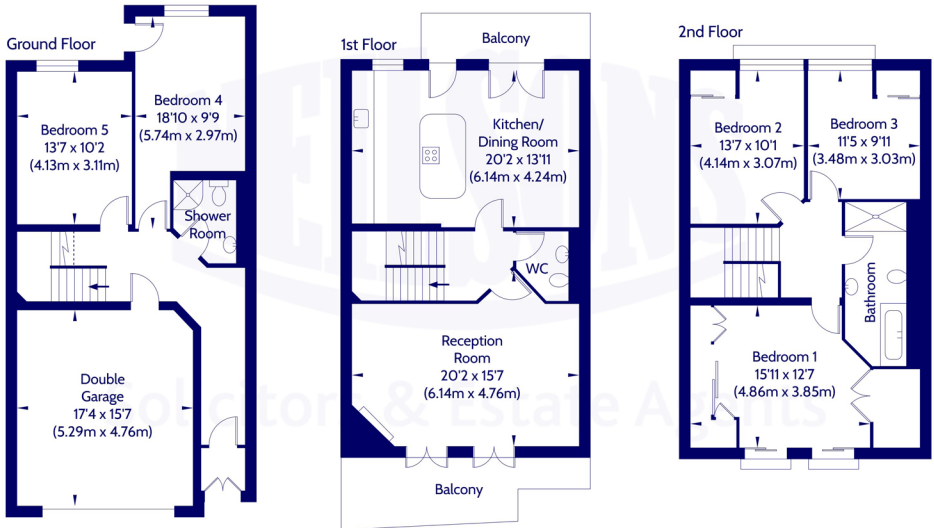
Location

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 174 Sq M / 1870 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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- [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.



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