










Offers Over
£400,000

18 Paisley Drive

Duddingston | Edinburgh | EH8 7LR

Located within the highly sought-after Duddingston district of Edinburgh, this spacious detached bungalow offers a fantastic opportunity for buyers looking to create a home tailored to their own style. The property provides generous and well-proportioned accommodation throughout and, while it would benefit from upgrading and modernisation, it offers excellent potential to become a truly wonderful family home. There is also the possibility of converting the substantial loft space, subject to the relevant planning permissions and approvals, which could further enhance the overall living space.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
- Attic
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

The accommodation begins with a welcoming vestibule leading into a central hallway that connects the main rooms of the home. To the front of the property is a bright formal reception room featuring a fireplace and useful storage. This versatile space could easily be adapted to serve as a generous principal bedroom if desired. To the rear, the lounge enjoys a pleasant outlook over the garden and features a gas fireplace and neutral décor, creating a comfortable and relaxing living area. The kitchen is fitted with a range of wall and base units and provides direct access to the garden through a convenient side door. There are two well-proportioned double bedrooms, one positioned to the front of the property and another spacious rear-facing room which benefits from built-in storage. The bathroom is fully tiled and fitted with a white three-piece suite including a WC, wash hand basin and bidet, alongside a separate shower cubicle with a thermostatic shower.



Extras

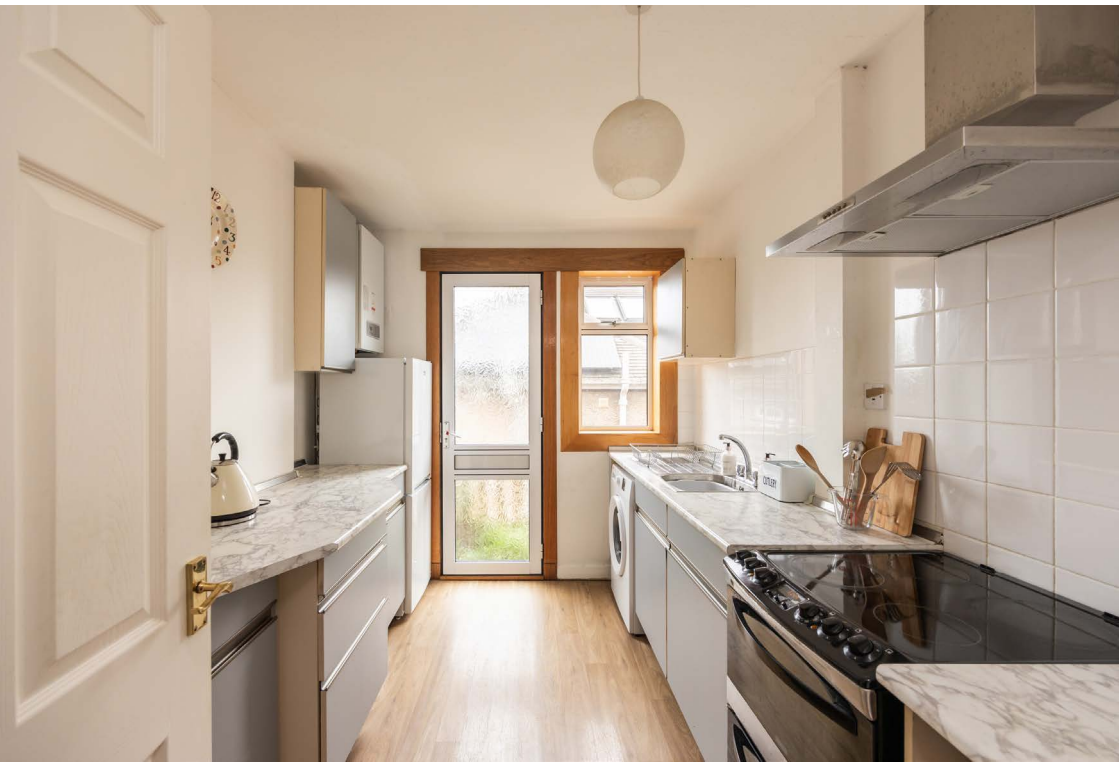
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property enjoys a decorative front garden and a gated driveway leading to a garage, providing off-street parking. The rear garden is enclosed and offers a combination of lawn and a low-maintenance patio area, complemented by mature trees and established shrubbery, creating a pleasant outdoor space with plenty of potential for landscaping or further improvement.

Viewing

Please contact Neilsons on 0131 625 2222.





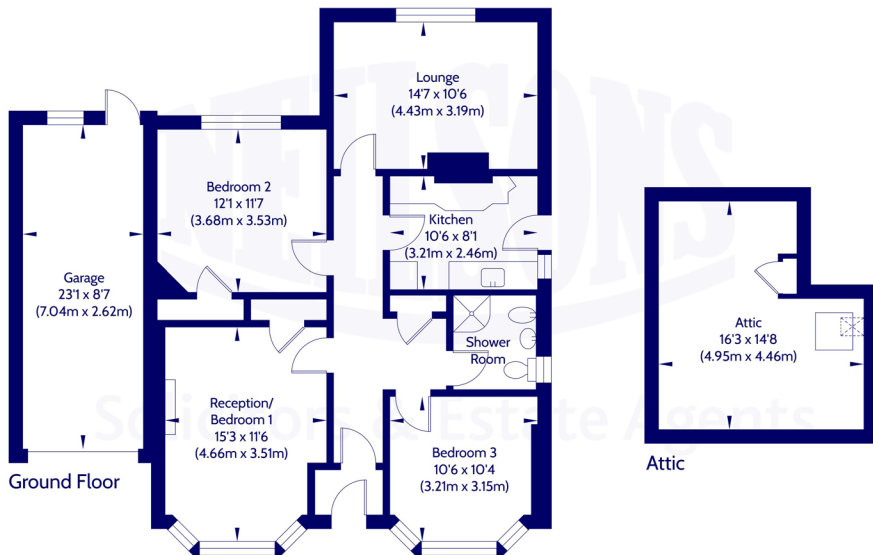
Location

Situated within a peaceful residential street, 18 Paisley Drive enjoys a prime position in the highly sought-after area of Duddingston, one of the city's most picturesque and established neighbourhoods. Renowned for its village-like charm while remaining within easy reach of the city centre, Duddingston offers an exceptional balance of tranquillity and convenience, making it particularly appealing to families and professionals alike. The area is surrounded by an abundance of natural beauty, with the iconic Arthur's Seat and the expansive green spaces of Holyrood Park just a short distance away. These provide fantastic opportunities for walking, cycling, and enjoying panoramic views across Edinburgh. Nearby, Duddingston Loch and Dr Neil's Garden offer peaceful settings for relaxation, further enhancing the area's appeal for those who value outdoor living. For everyday amenities, residents are well served by a range of local shops and services, with additional retail and leisure facilities available at Fort Kinnaird Retail Park, which hosts a wide selection of high-street stores, supermarkets, and dining options. The nearby areas of Portobello and Musselburgh also provide further amenities, including the popular Portobello Beach, ideal for seaside walks and leisure activities. The property lies within the catchment for well-regarded schooling at both primary and secondary levels, enhancing its suitability for families. In addition, excellent transport links are readily available, with regular bus services providing swift access to Edinburgh City Centre and surrounding areas. For those commuting further afield, convenient road connections to the A1 and City Bypass ensure easy travel across the region.





Approx. Gross Internal Floor Area 83 Sq M / 891 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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