



35 Duddingston Park
Duddingston, Edinburgh, EH15 1JU



"35 Duddingston Park is an exceptionally bright and spacious 5-bedroom upper villa, forming the top two floors of a converted Victorian building"

- ENTRANCE HALL
- LIVING ROOM
- DINING ROOM
- SITTING ROOM
- KITCHEN
- UTILITY ROOM
- OFFICE / BEDROOM 5 (DOUBLE)
- BEDROOM 4 (DOUBLE)
- BATHROOM
- SHOWER ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- SHOWER ROOM
- GARAGE & DRIVEWAY
- FRONT & REAR GARDENS
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS









LOCATION

Duddingston is a popular and convenient residential area to the east of the city, located just beyond Holyrood Park and Duddingston Golf Course. The city centre is only 3 miles away and is readily accessible via many and frequent bus services or by train from Brunstane. The Fort Kinnaird retail outlet is nearby and includes many high street retail outlets, cinema and restaurants. There is a 24-hour Asda at the Jewel. A local supermarket, coffee/sandwich shop, pharmacy, and newsagent/post office are a few minutes walk away. Portobello is within short walking distance with leisure facilities, beach, restaurants and speciality shops. There are well reputed schools in the vicinity from nursery to senior level, plus parts of Edinburgh College, Queen Margaret University and the Royal Infirmary which has a direct bus route. East Lothian's beautiful sandy beaches and championship golf courses are readily accessible via the nearby A1 and thereafter the city by-pass provides a direct link with the west side of the city, Edinburgh International Airport and the central motorway network.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.

EPC RATING

The energy efficiency rating for this property is band E

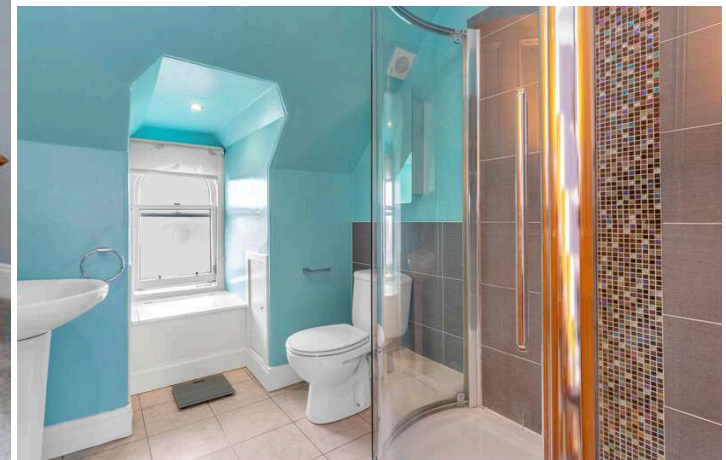
DESCRIPTION

35 Duddingston Park is an exceptionally bright and spacious 5-bedroom upper villa, forming the top two floors of a converted Victorian building. The property is within a short walk of Portobello Beach and the bustling High Street.

The accommodation comprises: entrance hall with laminate wood flooring; living room with bay window and views to Arthur's Seat, living flame gas fire with original marble surround and ornate cornicing; stylish kitchen diner with ample floor and wall mounted storage units; dining room with shelved recess; generously sized office/bedroom 5; 3 piece family bathroom with heated towel rail and electric shower; carpeted stairs leading to separate landing allowing access to TV/sitting room; double bedroom 4; 3 piece shower room with heated towel rail and mixer shower; utility room with integrated appliances; carpeted stairs with balustrade leading to the upper hallway giving access to double bedroom 1 with built in wardrobes; bright double bedroom 2 with wardrobes and east-facing Velux windows; double bedroom 3 with wardrobes; 3 piece shower room with mixer shower unit. Further benefits are gas central heating; partial double glazing and sash & case windows; low maintenance front garden; sizeable south & west facing rear garden mainly laid to lawn with patio area, perfect for entertaining in the summer months; garage with parking space in front; unrestricted street parking; great local amenities; regular transport links; varied sporting activities and venues; nearby Brunstane Station and easy access to A1, City Bypass and beyond.

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Approximate Gross Area
245 sq m / 2637 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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