

Jardine Phillips
Solicitors • Estate Agents

DUDDINGSTON

1 FIRECLAY WALK
EH15 3FH



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EPC RATING: B

OFFERS OVER £245,000

PROPERTY DESCRIPTION

- Front garden
- Entrance hall
- Inviting sitting room overlooking the front with handy understair storage cupboard
- Sunny kitchen/dining room with good quality cream high gloss units & appliances and French doors that open up to the rear garden, perfect for entertaining
- Utility room with space for washing machine and further storage
- Downstairs wc
- Master bedroom with two windows to front, triple wardrobe and further storage cupboard
- Double bedroom 2 to rear with double wardrobe
- Single bedroom 3/study to rear
- Stylish family bathroom with bath with shower over, sink and wc
- Access to loft space
- Excellent storage
- Gas central heating & double glazed windows
- Wonderful sunny rear garden with large patio area, lawns, bin storage and a super shed. Access gate to rear parking
- Allocated parking for two cars
- Children's playground and landscaped communal garden areas



VIEWING

Sunday 2-4pm

or By appointment

0131 4466850





DELIGHTFUL THREE BED TERRACED HOUSE ON POPULAR MODERN DEVELOPMENT WITH SUNTRAP GARDEN

This immaculate house would make a perfect family home being situated on this lovely quiet development, close to all the amenities of Fort Kinnaird and the beach at Portobello. Excellent transport links including Brunstane train station & numerous bus services, together with easy access to the motorway network. Great local schools.

AREA

The property is located on the borders of Duddingston and Newcraighall which is to the east of the city.

The area is served by fantastic local services and amenities, particularly Fort Kinnaird Retail Park which has a wealth of shopping, coffee shops, restaurants and a cinema for entertainment. In nearby Portobello there is a superb range of independent shops, cafés, bars and restaurants, together with the fabulous beach. Also close to the open spaces of Holyrood Park & Duddingston Loch. Popular with families looking for a more relaxed lifestyle. Within the catchment area for an excellent selection of both primary & secondary schools. There are a wide range of outdoor pursuits available nearby including walking, cycling & hiking together with a number of local golf courses. Due to its close proximity to Edinburgh City Bypass and the A1, there are excellent connections to the motorway network. Brunstane train station is nearby and there are several bus routes that serve this area.

EXTRAS

The floor coverings, blinds/curtains, light fittings, built in gas hob, oven, cooker hood, washing machine, dishwasher and freestanding fridge freezer are included in the sale.

HOME REPORT VALUATION

£250,000

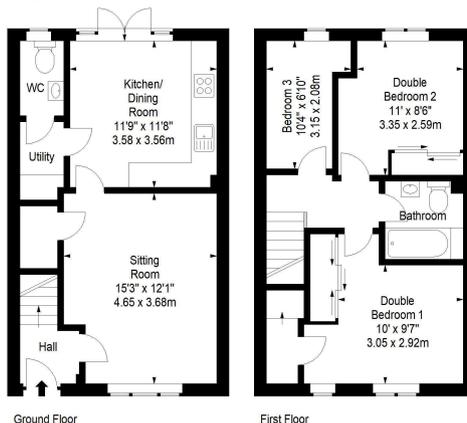


Hallway	
Sitting room	
Kitchen/dining room	15'3 x 12'1 (4.65 x 3.68m)
Utility room	11'9 x 11'8 (3.58 x 3.56m)
Downstairs wc	
Bedroom 1	10' x 9'7 (3.05 x 2.92m)
Bedroom 2	11' x 8'6 (3.35 x 2.59m)
Bedroom 3	10'4 x 6'10 (3.15 x 2.08m)
Family bathroom	

Fireclay Walk,
Edinburgh, EH15 3FH



Approx. Gross Internal Area
871 Sq Ft - 80.92 Sq M
For identification only. Not to scale.
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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 closing date. The sellers reserve the right to sell without imposing a closing 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.

