







Perfectly placed within the ever-popular Duddingston area of the city lies this fantastic stone built semi-detached home. Lovingly extended by the current owner the accommodation is split over two floors and offers a flexible layout. The home was renovated throughout in 2019 in neutral tones and has potential for further development (subject to planning). This area is the perfect mix of community with great access to green spaces and the City Centre. Desirable schooling is catered from nursery to secondary level and the likes of Holyrood Park and Arthur's Seat are within walking distance.

- Welcoming entrance hall
- Bay windowed lounge that could also be used as the principal bedroom
- Stunning shaker style kitchen with white goods included
- Open plan lounge/dining room
- Two further double bedrooms one of which affords stunning views over Arthurs seat
- Downstairs modern shower room
- Upstairs family bathroom
- Ample storage & large attic space
- Gas central heating and double glazed
- Enclosed gardens to the front and rear, the rear garden is ideal for children's play has a greenhouse and is awash with mature greenery including fruit trees & bushes
- Parking is unrestricted on street and there is also a garage/workshop to the rear



## Location

The popular Duddingston area lies a short distance to the east of the city centre. The area offers easy access to both the City Bypass and the A1. The property is very well positioned for both Duddingston & St John's RC Primary Schools and is also in close proximity to Portobello & Holyrood High Schools. An excellent range of shops and a multi-screen cinema are within easy reach at Fort Kinnaid. Large supermarkets can be found at Asda at the Jewel and Morrisons at Piershill. Adjoining Portobello also offers a wealth of local amenities, including a beach, swimming pool and a selection of cafes and restaurants. Beautiful walks are to be found within very easy reach at Figgate Park.

## Extras

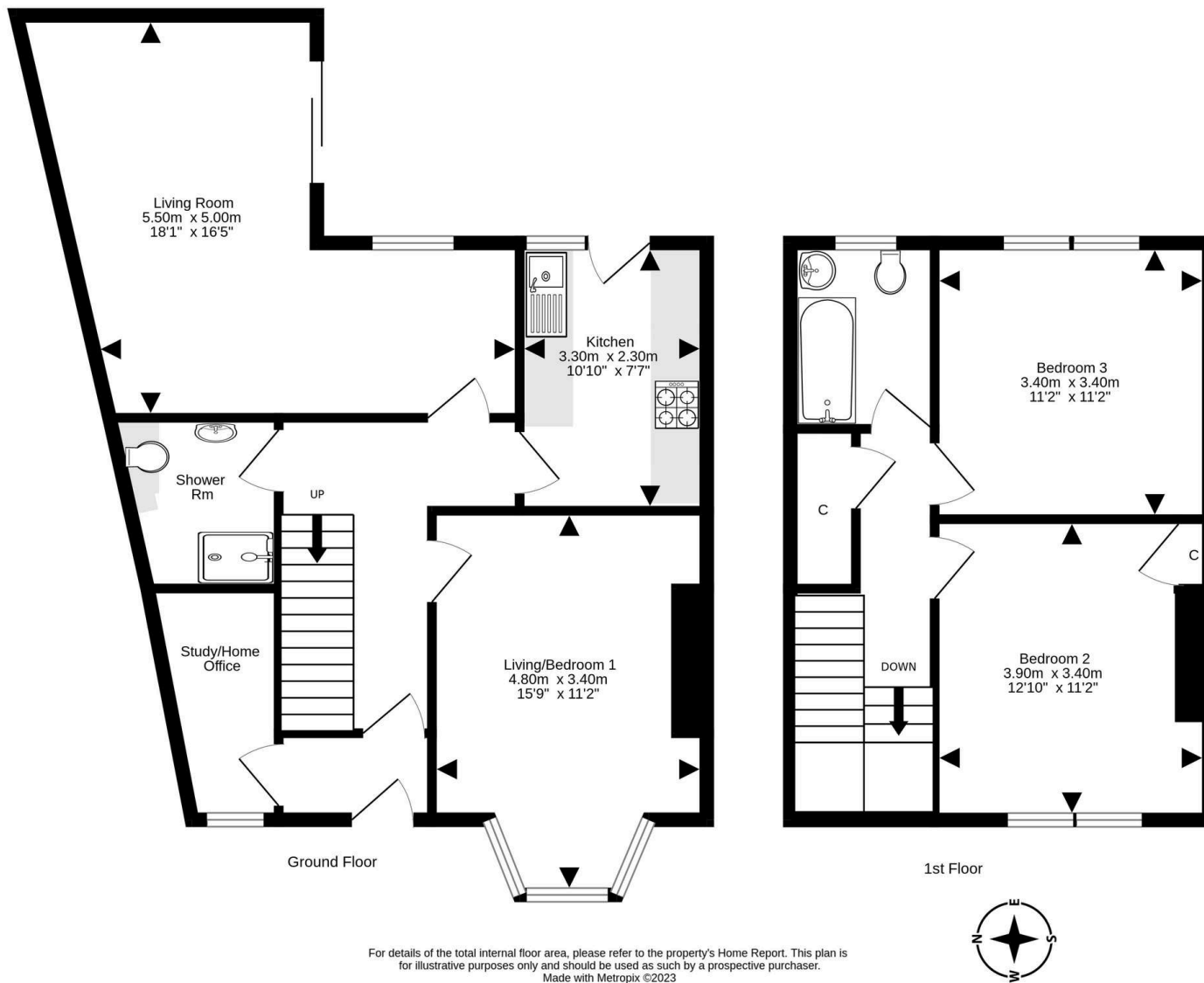
The integrated kitchen appliances, white goods, curtains ,blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - D





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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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