



GARDEN STIRLING BURNET

**37 CORBIEWYND**

DUDDINGSTON, EDINBURGH, EH15 3RP







Nestled in a cul-de-sac within an established residential area of Duddingston, this mid-terraced house offers three bedrooms, a sunny living room, an attractive kitchen, and a shower room, all enhanced by well-presented, tasteful interiors. The house is accompanied by a landscaped garden and access to unrestricted parking bays.

You are welcomed into the home by a hall which leads into a living room on the left. Immediately setting the tone for the interiors to follow, the room is decorated in on-trend tones, with elegant coving, and fitted with a carpet for optimum comfort underfoot, and offers plenty of space for configurations of lounge furniture. It further benefits from a sunny southwest-facing aspect. Continuing the attractive presentation is the adjoining kitchen (with garden access), where you will find powder blue-coloured Shaker-style cabinets accompanied by spacious quartz worktops, a Belfast sink, and chic metro-tiled splashbacks, whilst provision is made for freestanding and undercounter appliances. The kitchen is completed by built-in storage and a garden entrance.

## FEATURES

- Mid-terraced house in Duddingston
- Well-presented, modern interiors
- Entrance hall
- Southwest-facing living room
- Attractive kitchen
- Three bedrooms
- Stylish shower room
- Landscaped rear garden
- Unrestricted parking bays
- Gas central heating and double glazing









On the first floor, a landing (with storage) leads to the home's three bedrooms and the shower room. The largest bedroom has the benefits of a sunny aspect and a built-in wardrobe, whilst the single offers alternative use as a home office – ideal for those requiring a quiet space to work or study from home. The shower room comprises a large enclosure, a traditionally styled WC-suite, and stylish wall and floor tiling. Gas central heating (powered by a recently fitted boiler which will be serviced in July) and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a low-maintenance, landscaped rear garden featuring an artificial lawn, a patio for outdoor seating, and a shed. Unrestricted parking bays can be found to the front of the property. Extras: all fitted floor coverings, window coverings, light fittings, dishwasher, and washing machine will be included in the sale, as well as the garden shed and storage bench.









## Duddingston

Nestled at the foot of majestic Arthur's Seat and Salisbury Crags, Duddingston offers a unique village setting, yet is just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the east, residents have some of the capital's most outstanding natural landscapes and views right on their doorstep. And of course there is no shortage of outdoor pursuits, from walking, cycling, and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and business, plus a handful of thriving cafes, pubs, and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), Duddingston is within the catchment area for excellent local schools, and its close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.







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HOUSE SALES

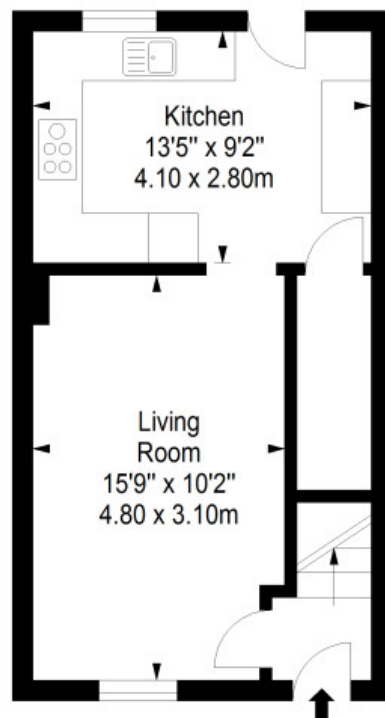
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

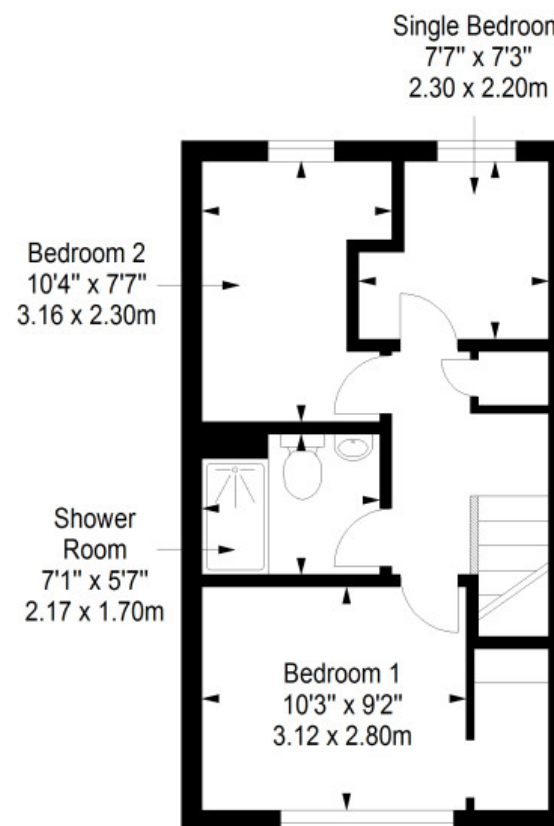
### Ground Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



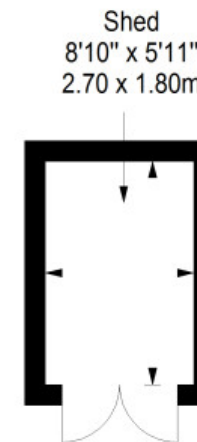
### First Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



### Shed

Approx. 4.8 sq. metres (51.7 sq. feet)



Total area: approx. 69.8 sq. metres (751.3 sq. feet)