

**2 Duddingston Road**  
Edinburgh, EH15 1NE

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# "2 Duddingston Road is a delightful detached sit alone 3 bedroom house"

- HALLWAY
- LIVING ROOM
- KITCHEN
- FAMILY BATHROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- GAS CENTRAL HEATING
- SASH AND CASE WINDOWS
- FRONT & SIDE GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS













## LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinraid Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided close by on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

## COUNCIL TAX

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



## DESCRIPTION

2 Duddingston Road is a delightful detached sit alone 3 bedroom house arranged over two floors and offers a fantastic family home located in Treverlen Park and close to Figgate Park in the highly-regarded Duddingston area, east of Edinburgh city centre.

The accommodation comprises: hallway with large cupboard off; bright and spacious living room with lots of windows letting in plenty natural light; kitchen with fitted wall and base units, work tops & stainless steel sink unit complete with 3 cupboards; contemporary family bathroom featuring a traditional white suite and electric shower over bath; light stairwell with feature window up to upstairs hallway leading to double Bedroom one with fireplace; double bedroom two with cupboard and double bedroom three.

Further benefits include gas central heating, sash and case windows, attic space and hatch, front garden laid to lawn and chips, enclosed side garden mainly laid to lawn and chips with decking area, on street parking, good local amenities and excellent transport links.

## EPC RATING

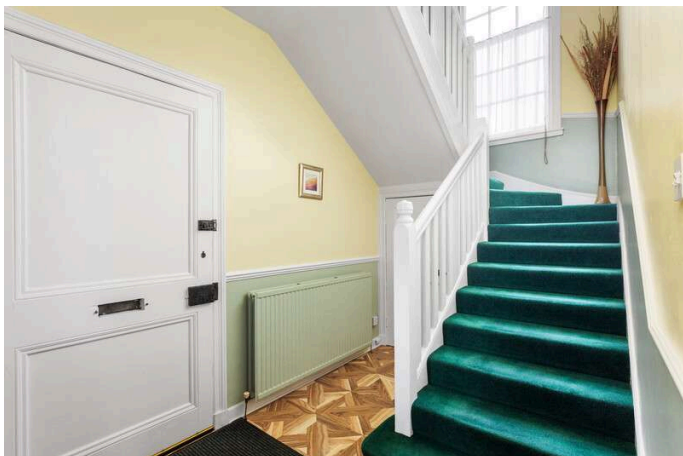
The energy efficiency rating for this property is band D.







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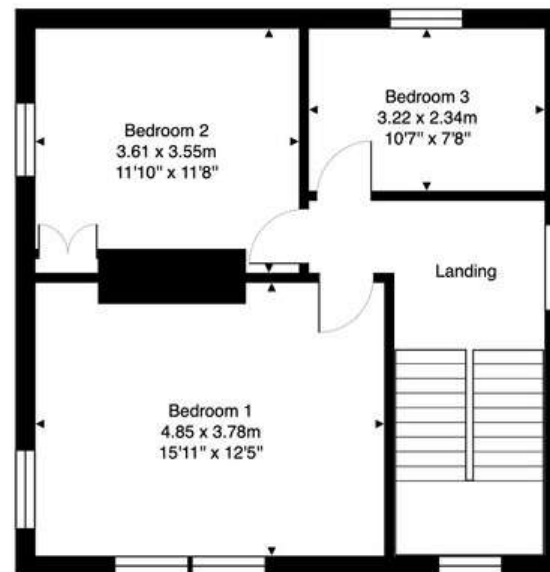


Ground Floor

2 Duddingston Road, Edinburgh, EH15 1NE

Total Area: 103.5 m<sup>2</sup> ... 1114 ft<sup>2</sup>

All measurements are approximate and for display purposes only



First Floor

**A ANNAN**  
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