

COULTERS[©]

12A DURHAM ROAD

DUDDINGSTON, EDINBURGH, EH15 1NX

 3 BED  1 BATH  1 PUBLIC



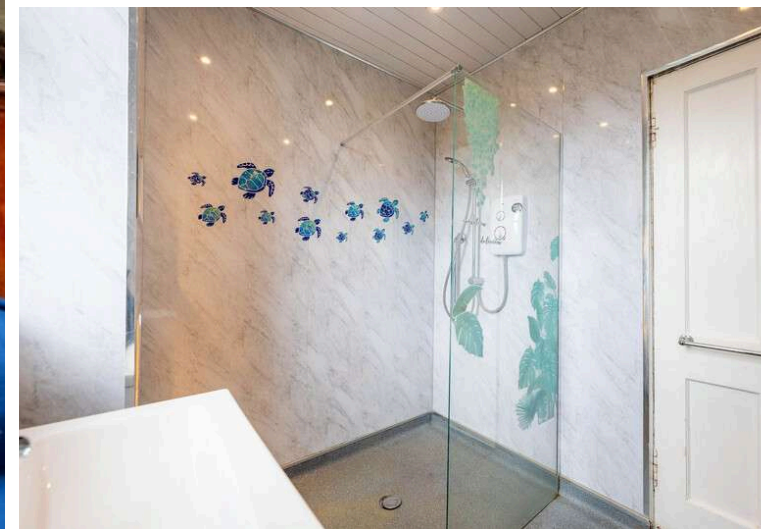
TAKE A LOOK INSIDE

A wonderful three-bedroom end terraced house in the popular area of Duddingston. This delightful home offers spacious accommodation, enclosed front and rear gardens and single driveway and garage.

The ground floor comprises of an open plan living room and dining space with bay window and gas fire, neutral kitchen with fitted cupboards and standalone appliances which leads into a comfortable conservatory overlooking the rear garden.

KEY FEATURES

-  End terraced house with fabulous views.
-  Private front and rear gardens.
-  Quiet residential street in highly desirable area.
-  Three spacious double bedrooms.
-  Single garage and driveway.
-  Within a short walk to local amenities.



Externally, there is a beautifully maintained front garden and rear garden which can be accessed via the conservatory. The rear garden has a section of patio and grass with access via a gate to the private garage and driveway . The property has a gas central heating system and is fully double glazed.

On the first floor of the property there are 2 spacious bright double bedrooms and a smaller third double bedroom. The three-piece suite family bathroom is well proportioned with a large walk-in shower and views looking over to Arthur's Seat. There is ceiling access to a partially floored loft.





THE LOCAL AREA

Duddingston is a peaceful and picturesque village situated in East Edinburgh near. Duddingston offers a cozy village atmosphere with traditional houses and a lovely famous pub called The Sheep Heid Inn.

It is a short walk to the seaside area of Portobello with many local amenities such as cafes, restaurants, and local retailers alongside Portobello promenade with food vendors and cafes.

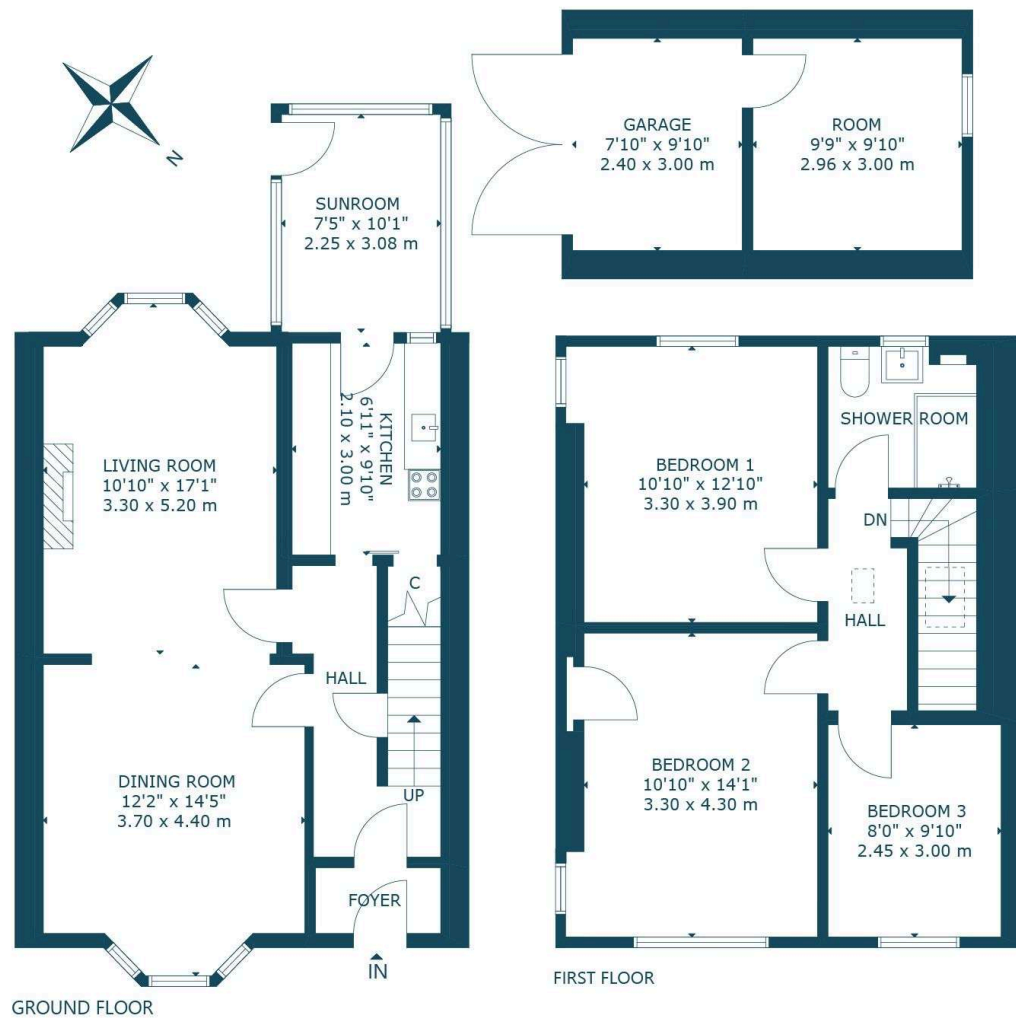
Duddingston Golf Club, one of the oldest golf courses in Scotland, is located nearby and offers a picturesque setting for enjoying a round of golf. Overall, Duddingston is a peaceful and picturesque village within the vibrant city of Edinburgh, offering a perfect blend of nature, history, and Scottish charm.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







12A DURHAM ROAD, DUDDINGSTON, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,121 SQ FT / 104 SQ M GARAGE 178 SQ FT / 17 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.