



**20 Duddingston Avenue**  
**Edinburgh, EH15 1SH**

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"20 Duddingston Avenue is a rarely available, semi-detached house with well-manicured front and rear gardens"

- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- BATHROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- DRIVE WAY & GARAGE
- UNRESTRICTED STREET PARKING
- VIEWS OF ARTHURS SEAT
- EXCELLENT LOCAL AMENITIES
- GREAT 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 Kinnaird 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.



## DESCRIPTION

20 Duddingston Avenue is a rarely available, semi-detached house with well-manicured front and rear gardens.

The accommodation, which would benefit from some modernisation, comprises: welcoming entrance hallway, with under-stair storage; bright and spacious living room with bay window and dining area overlooking rear garden; kitchen with access to side of property; stair to upper landing; well proportioned double bedroom 1 with built-in wardrobes and bay window with views of Arthurs Seat; rear facing double bedroom 2; single bedroom 3 which could be utilised as a home office and bathroom.

Further benefits include: gas central heating; front garden with driveway, single garage and gate leading through to generous landscaped rear garden which is partially laid to lawn; unrestricted street parking; excellent local amenities and great transport links.

## EPC RATING

The energy efficiency rating for this property is band E.

## COUNCIL TAX

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

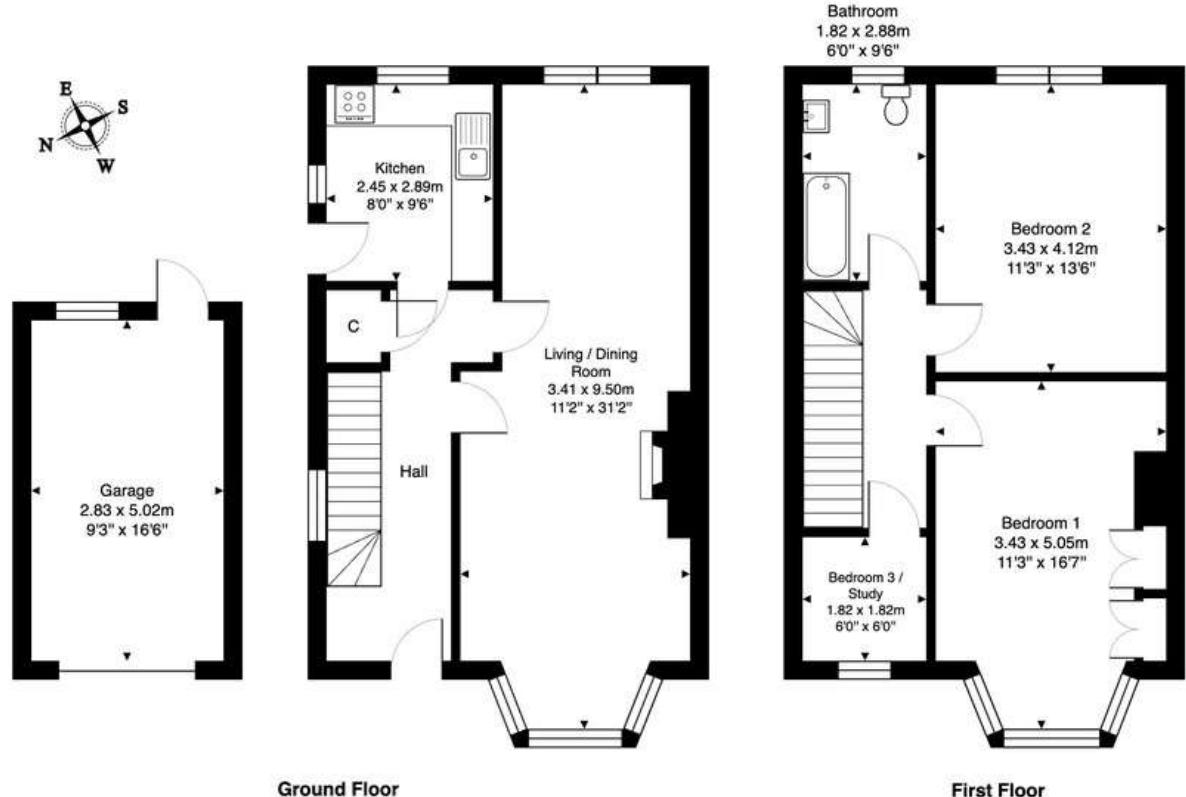
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Total Area: 108.9 m<sup>2</sup> ... 1172 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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