



## 10 Bingham Way, Edinburgh, EH15 3NL

### Description

Well proportioned terraced three bedroom bungalow located in the sought after residential area of Duddingston. It has access to excellent amenities and good local schools nearby. It benefits from gas central heating, double glazing and private front and rear gardens.

The accommodation comprises:

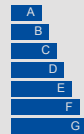
- Vestibule leading into the hall which has two storage cupboards
- Deep walk-in store room
- South facing living / dining room with sliding patio door leading out to the rear garden
- Fitted kitchen with a range of wall and base mounted units, worktops with inset sink and appliances including electric cooker, washing machine and fridge freezer
- Three good sized double bedrooms, two of which have built-in wardrobes
- The shower room is fitted with a corner shower enclosure, wash basin and WC



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

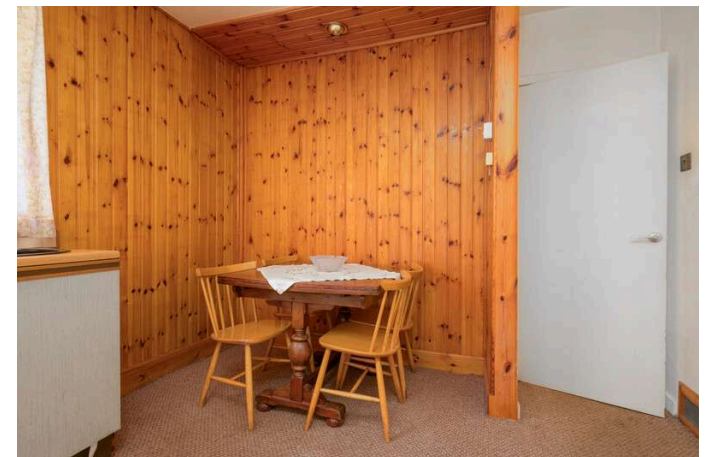


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### Location

Bingham Way is situated within the popular residential area of Duddingston, which lies a short distance to the south east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the Edinburgh Fort Kinnaird shopping and leisure complex, which includes Marks & Spencer and Boots, amongst others. It lies in the school catchment area for Duddingston Primary School, St John's RC Primary School, Portobello High School and Holy Rood RC High School. There is a good bus service to the City Centre and the dedicated Innocent Cycle Track leading to the city centre and University area. The A1, City Bypass and main motorway networks are also within easy reach. The property is adjacent to Duddingston Golf Course and pleasant walks can be enjoyed nearby in Holyrood park or in neighbouring Portobello and Portobello beach. It is also conveniently placed for the New Royal Infirmary of Edinburgh.

### Outside and Gardens

The rear garden has a sunny south easterly aspect. There is unallocated parking available nearby.

### Extras

The fixed floor coverings, light fittings, curtains and kitchen appliances are included in the sale. The usual warranties for central heating and appliances from the Scottish Standard Clauses edition 5 are excluded.

### Council tax

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



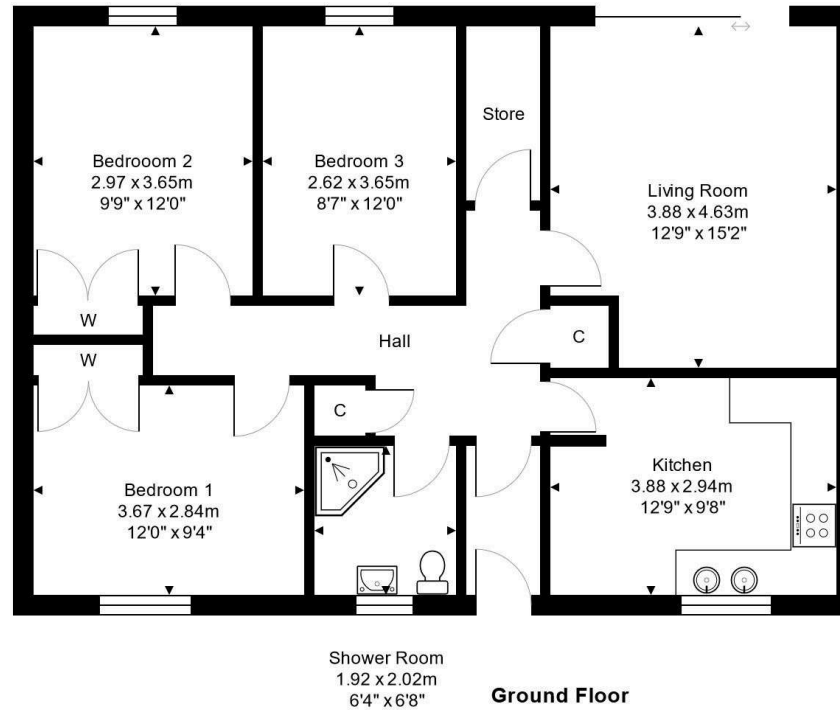




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Total Area: 84.0 m<sup>2</sup> ... 904 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**DMD** SOLICITORS &  
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Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)

T: 0131 316 4666

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