



15 Park Avenue
Duddingston, Edinburgh, EH15 1JT





15

Park Avenue

Two bedroomed Lower Villa requiring a degree of modernisation.

- Spacious two bedroomed lower villa
- Requires a degree of modernisation
- Gas central heating and double glazing
- Front and rear gardens
- Ideal for a young family
- Bay windowed lounge
- Dining room
- Kitchen
- Two double bedrooms
- Bathroom with shower



Home Report: £360,000

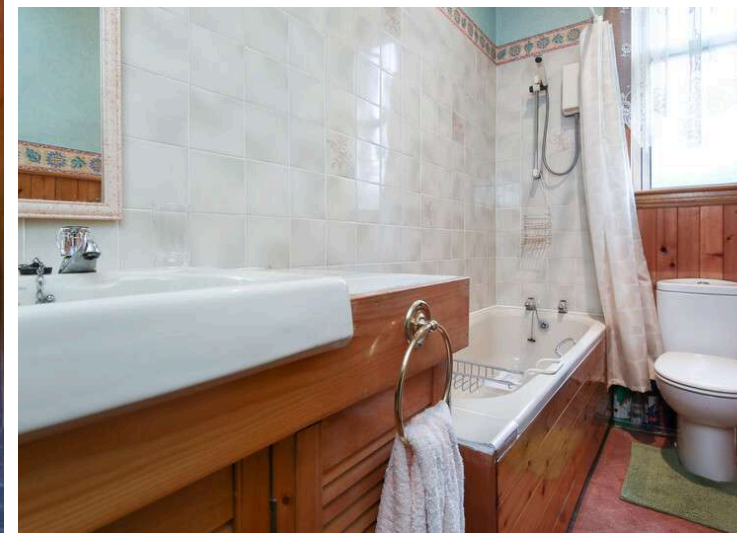
EPC Rating: C

Viewing is highly recommended of this Victorian main door lower villa, situated within the popular Duddingston area. The property requires a degree of modernisation and offers generous space for a young family.

Opening to an entrance vestibule the property then comprises reception hall, bay windowed lounge, dining room with kitchen off, two spacious double bedrooms and a bathroom with electric shower over the bath.

The property further benefits from gas central heating, double glazing and private front and rear gardens.

Extra's – to include the white goods (fridge/freezer, washing machine, integrated microwave, oven and gas hob) carpets and curtains.



The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street and Promenade which are lined with an array of traditional shops and businesses, plus a handful of thriving cafes, pubs and restaurants. Portobello Golf Course is across the road from the property and Duddingston is within the catchment area for excellent local schools. Its close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield.



Ground Floor

Approx. 98.5 sq. metres (1060.1 sq. feet)



VMH SOLICITORS

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