



59 Duddingston Crescent

BRUNSTANE | EDINBURGH | EH15 2QT



MURRAY
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59 Duddingston Crescent is accessed off Brunstane Road and is a stunning, ground floor apartment forming part of a converted detached Victorian Villa. The property is extremely well-presented with numerous original details such as detailed cornices and working shutters. The property benefits from versatile accommodation close to the excellent amenities of the vibrant village of Portobello.

Accommodation:

Entrance vestibule; welcoming hall with generous storage cupboards; living room with bay window and fireplace with marble mantel piece; bespoke kitchen with a range of floor standing and wall mounted units; dual aspect dining room with patio doors giving access to the enclosed rear garden; double bedroom 1; double bedroom 2; double bedroom 3; contemporary family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over.

Outside:

Front garden laid to lawn with a mature beech hedge giving ample privacy from the road. Enclosed rear garden that is great for entertaining, with patio and pergola with climbing clematis, decking, fire pit and garden bar complete with optics. The garden shed and wood store are also included in the sale.

What3words: relay.wider.dining

Extras

Integrated appliances include the gas hob, oven, dishwasher, washing machine and wine fridge, together with the fridge freezer all are included in the sale.

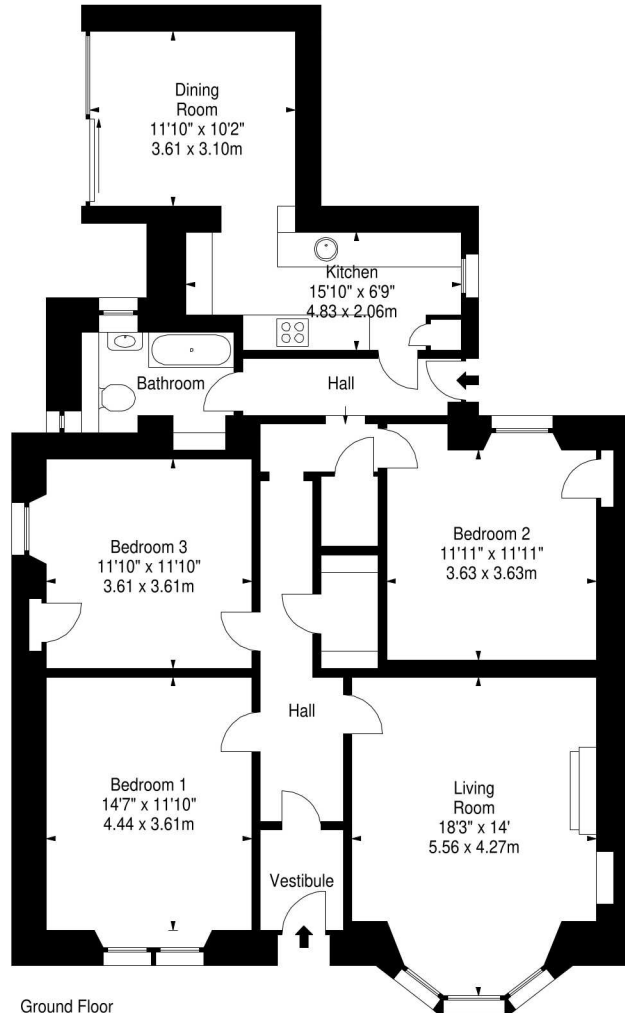




Duddingston Crescent,
Edinburgh, EH15 2QT



Approx. Gross Internal Area
1276 Sq Ft - 118.54 Sq M
For identification only. Not to scale.
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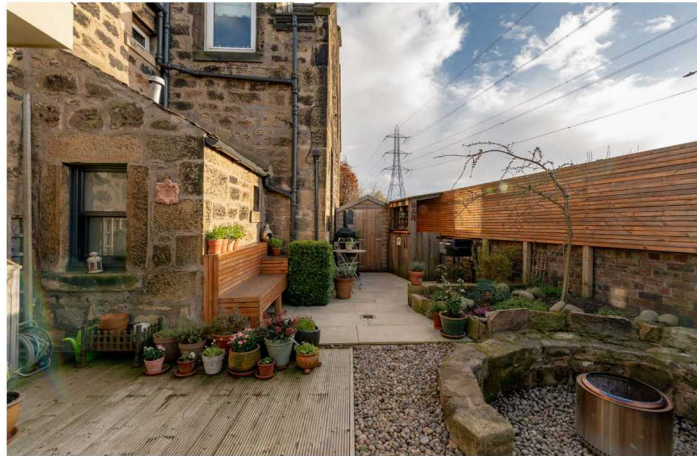


Location

Portobello is a vibrant and thriving village to the east of Edinburgh, well-known for its excellent local amenities and 2-mile-long sandy beach and promenade overlooking the Firth of Forth. Portobello High Street features a wide range of shops and services including banks, supermarkets, numerous cafes and restaurants. Further retail outlets are easily available at Fort Kinnaird Retail Park and historic Musselburgh also provides a great selection of boutique shops, cafes, restaurants and local amenities. Regular bus services, 44, 113 and 124, run from Milton Road East to and from the city centre, and Brunstane Train station is also close by, providing regular services to Edinburgh Waverly in approximately 7 to 10 minutes. Leisure and recreational facilities include Portobello's fine beach and promenade offering a swimming centre, gymnastics and soft plays centres and a sailing and kayaking club. Arthurs' Seat and the wide-open spaces of Holyrood Park and some great local golf courses including Duddingston Golf Club are also easily accessible. Schooling is well presented from nursery to senior level and the property is also conveniently located for the Jewel & Esk Campus of Edinburgh College and the Queen Margaret University Campus.



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1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.