

46 Christian Crescent, Duddingston Edinburgh, EH15 3AB

OFFERS OVER £195,000



drummondmiller



- 1960's 2-bedroomed end terraced home
- Sunny living/dining room and refitted kitchen/appliances
- 2 double bedrooms and bright modern bathroom
- UPVC double glazing and modern GCH
- Scope for rear extension
- Large level garden with brick store
- Minutes away from Brunstane, Portobello and A1
- EPC D

Description

This sizeable end terraced house is quietly located on a mature estate set back from Duddingston Crescent. It was built in the 1960's of solid brick construction and offers a very practical layout (62 sqm) with potential for a rear extension (subject to necessary consents). There is a full-length living/dining room featuring a gas fire and windows to both front and rear. The kitchen was refitted in previous years and includes integrated appliances. Both double bedrooms and the bright bathroom with modern white sanitary ware are found on the upper floor. A large attic provides additional storage space.





Central Heating and Double Glazing

The property is a warm and sunny home having gas central heating complemented by UPVC replacement double glazed windows.

Garden

There is an easily maintained private front garden and side garden. The level rear garden has a large brick external store and shed plus an elevated sun deck and sheltered patio area for al fresco dining.

Location

Christian Crescent forms part of a mature estate which is set back from Duddingston Crescent and very close to the modern Portobello High School and golf course. It is ideal for commuters being right on a well-served bus route and beside Milton Link and Brunstane Rail Station (less than half a mile). The Jewel, large Fort Kinnaird Retail Park at Newcraighall, Portobello beach and Musselburgh are minutes away. It is also extremely convenient for Major City Centre attractions are a short drive away (5 miles).

Extras

The sale price includes fitted carpets, blinds, shed and the integrated gas hob, double oven and the cooker hood.

Viewing

To view telephone Agents 0131 229 3399 (07595820611 outwith office hours.

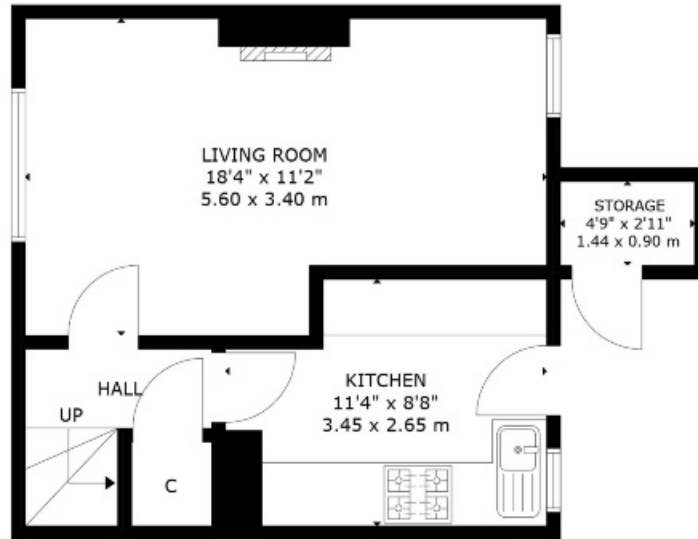
Mortgage Valuation

The mortgage valuation is £205,000 and a link for the Home report is available via the listing on the ESPC web site.

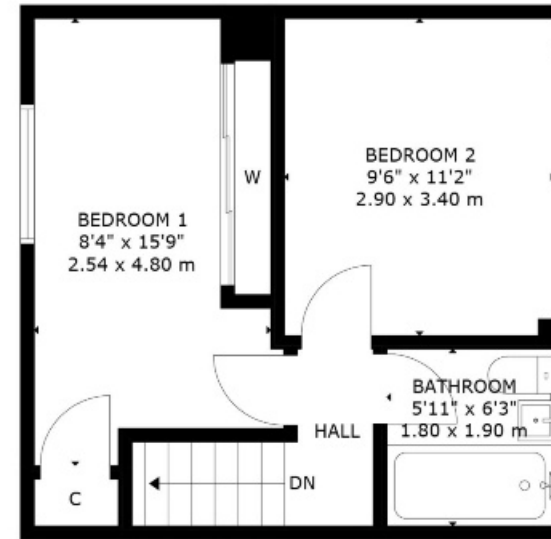
EPC and Council Tax

The property has a D-rated Energy Performance Certificate and is in Council Tax band C.





GROUND FLOOR



FIRST FLOOR

46 CHRISTIAN CRESCENT, EDINBURGH EH15 3AB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 672 SQ FT / 62 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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