



68 Duddingston Road West
Duddingston, Edinburgh EH15 3PT

CALL US ON 0131 447 4747



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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Spacious & welcoming reception hall with seating area and feature wood burning stove.
- Cloakroom off.
- Superb, bay-windowed living room with feature open fire.
- Formal dining room with bay window.
- Breakfasting kitchen with appliances.
- Outer hallway with storage and access to rear garden.
- Shower room.
- Good-sized double bedroom with bay window & fitted wardrobes.
- Double bedroom - currently used as the home office.
- Contemporary fitted four-piece family bathroom with underfloor heating.
- Further double bedroom to rear of building.
- Carpeted staircase leading to upper level.
- Upper landing with storage.
- Master bedroom with en-suite shower room with underfloor heating.
- Single bedroom.
- Air source heat pump with radiators.
- Double glazing.
- Solar panels to rear elevation & garage.
- CCTV & security lighting.
- Original features.
- Extensive, beautifully maintained gardens to front, side & rear.
- External storage cupboard.
- EV charging point.
- Potting shed.
- Driveway leading to garage.
- Unrestricted on-street parking.

GENERAL DESCRIPTION

A fabulous extended detached bungalow, situated on an excellent corner position in the highly desirable, much sought-after Duddingston district of the City, close to the historic Duddingston Village, within a short journey to the east of the City Centre. There is a wide range of local amenities close at hand, and the property would make an ideal family home in a fantastic location.





LOCATION

Served by the ample open spaces of Holyrood Park and Duddingston Loch to the west, and the beaches of Portobello to the east, buyers have the opportunity to explore the jewels in the capital's crown. There are no shortages of outdoor activities, including walking, cycling and hiking in Holyrood Park, to a round of golf at the nearby Duddingston Golf Course. Shopping facilities can be found locally with further shopping available at nearby Portobello and Fort Kinnaird Retail Park also offering a multiscreen cinema and choice of restaurants. Nearby Portobello offers a vast array of services and retail therapy. An ideal location for family living, Duddingston is within the catchment area for excellent local schooling, both primary and secondary. In close proximity to the Edinburgh City Bypass and the A1, the property is well situated for commuters and those travelling further afield. Duddingston is also extremely well served by public transport allowing access into and around the city, with numerous bus routes passing through combined with the nearby Brunstane & Waverley train stations.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, AUTOMATIC WASHING MACHINE, AMERICAN-STYLE FRIDGE/FREEZER AND FURTHER FRIDGE AND TUMBLE DRYER WITHIN THE EXTERNAL LOCK-UP STORAGE CUPBOARD WILL ALL BE INCLUDED IN THE FOR SALE PRICE. THE SUMMERHOUSE AND BIKE SHED WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



COUNCIL TAX BAND: G.
TRAIN STATION: APPROXIMATELY 1.9 MILES TO BRUNSTANE STATION. APPROXIMATELY 2.8 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 12.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

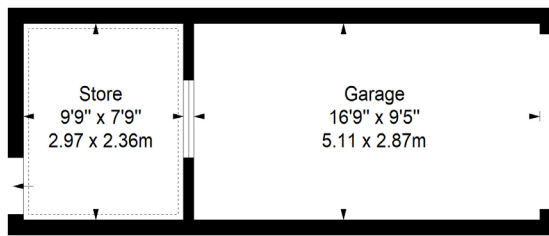
**Duddingston Road West,
Edinburgh,
EH15 3PT**



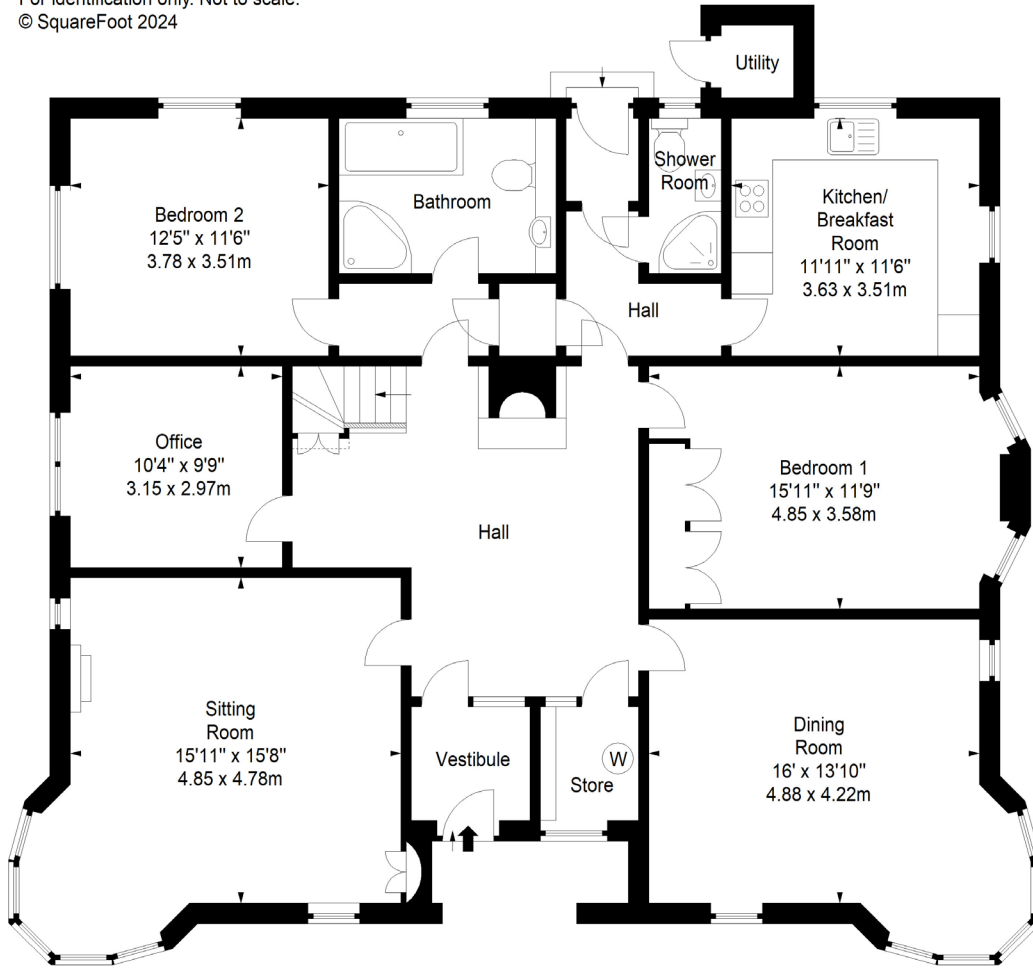
Approx. Gross Internal Area
2201 Sq Ft - 204.47 Sq M
(Including Utility)
Garage

Approx. Gross Internal Area
238 Sq Ft - 22.11 Sq M

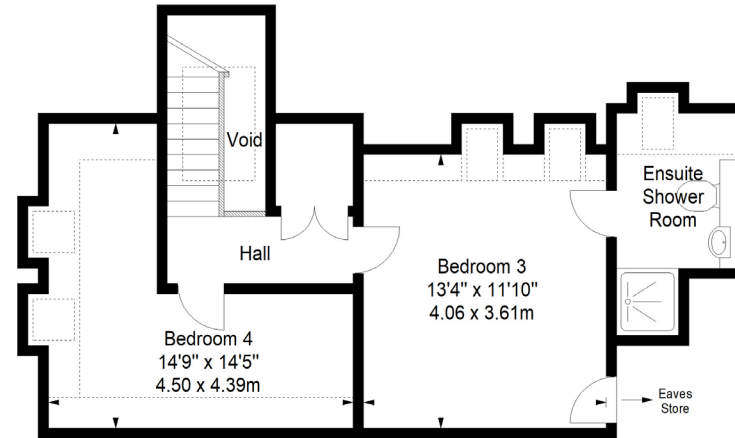
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.