



71 Durham Terrace
Edinburgh, EH15 1QG

A

"71 Durham Terrace is a beautifully presented, bright and spacious detached bungalow"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- W.C
- DRESSING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- FRONT & REAR GARDENS









LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of, and within easy reach of, Edinburgh city centre. Portobello beach is minutes away for a relaxing, sometimes bracing, stroll, along with a bustling high street where you will find a varied range of shops and eateries. All major supermarkets are close by, along with Fort Kinnaird Retail Park.

The area is very well served by regular bus routes into the city centre and to the towns and villages along the East Coast. Here you will find harbours, beautiful golf courses, areas of outstanding natural beauty and historic monuments. Park-lovers are well catered for - Figgate Park, Duddingston Conservation village and Holyrood Park itself, home to Holyrood Palace and the Scottish Parliament. Excellent rail links (Borders Railway, Waverley). The City Bypass and A1 give fast access if heading South, West or to the Airport. Duddingston is at the very heart of this network, yet remains quiet and peaceful.

Fantastic range of nurseries, primary and secondary schools. Queen Margaret University, Edinburgh University and Edinburgh College can all be easily accessed. Leisure and recreational facilities are in abundance nearby including Meadowbank Stadium and Portobello Swim Centre.

And for culture fans there is nowhere else better on the planet in August than Edinburgh - home of the Edinburgh Festival, Fringe, Tattoo and Book Festival all just a short bus ride away.

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



DESCRIPTION

71 Durham Terrace is a beautifully presented, bright and spacious detached bungalow, situated in the highly regarded district of Duddingston. With a wealth of space both inside and out, early viewing is essential. The accommodation comprises: entrance vestibule; welcoming hallway; front facing living room with feature fireplace; spacious kitchen / dining room situated to the rear, offering a fantastic space in which to entertain with friends and family, with direct access out on to the south facing enclosed garden; front facing double bedroom 2; rear facing double bedroom 3; double bedroom 4; 3 piece modern family bathroom with shower over bath; carpeted staircase leading to the upper landing with generous double bedroom 1 with dual aspect dormer windows enjoying northerly aspects; dressing room; WC and ample eaves storage which completes the accommodation on offer. Externally, manicured front garden which is mainly laid to lawn with two mature trees; driveway leading to garage and enclosed rear garden, which is mainly laid to lawn with paved areas for enjoying the sunshine and borders with mature shrubs and bushes. Further benefits are gas central heating and double glazing.

EPC RATING

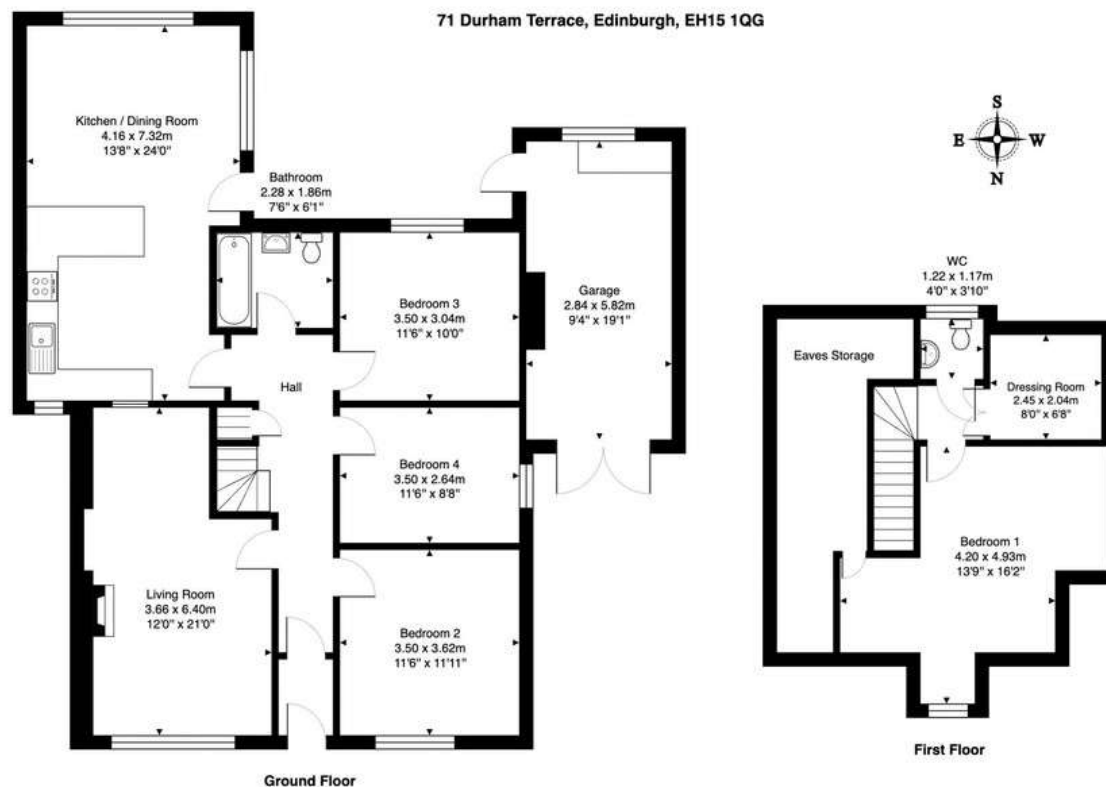
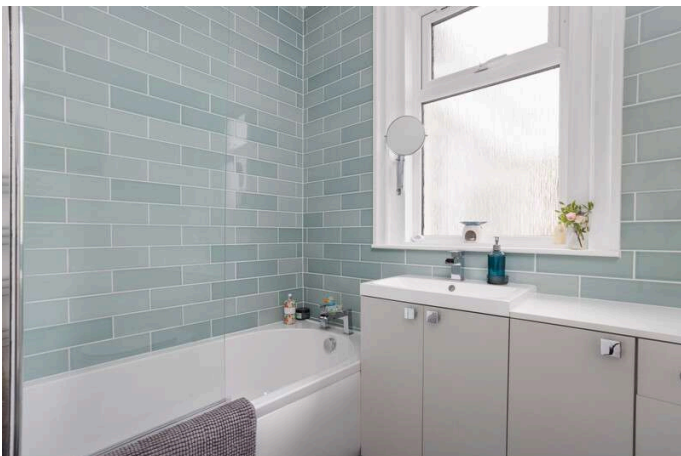
The energy efficiency rating for this property is band D





71 Durham Terrace, Duddingston, Edinburgh, EH15 1QG

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Total Area: 132.2 m² ... 1423 ft² (excluding garage & eaves storage)
 All measurements are approximate and for display purposes only.



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