


COULTERS[©]

11 DUDDINGSTON PARK SOUTH

BRUNSTANE, EDINBURGH, EH15 3NY

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

11 Duddingston Park South is a stunning four-bedroom detached bungalow that perfectly balances modern living with family-friendly charm. This elegantly presented property features both front and rear gardens, complemented by a spacious driveway that accommodates multiple vehicles making it the perfect family home.

KEY FEATURES



As stylish detached bungalow.



Four double bedrooms, one with an en-suite.



Private front and rear gardens.



Large private driveway.

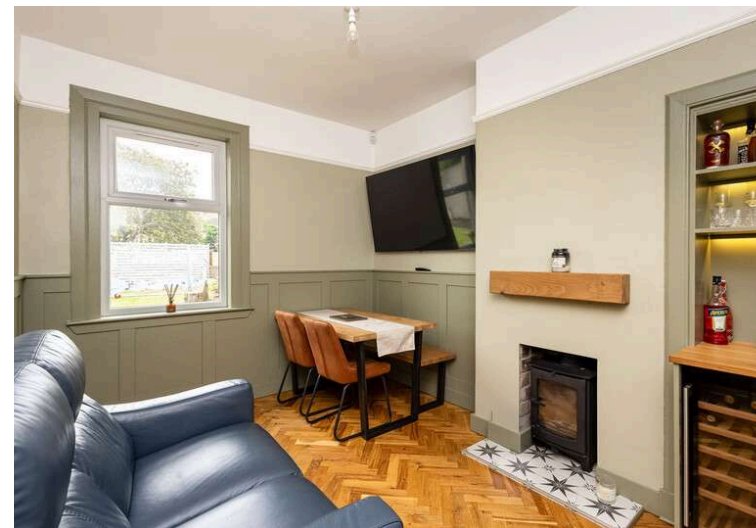


Within walking distance of Portobello Beach.



Excellent local amenities nearby.





The property comprises of a modern kitchen with shaker-style floor and wall-mounted cabinets, all enhanced by warm wooden worktops and integrated appliances-including an oven, four-ring gas hob, extractor hood, and dishwasher. Flowing seamlessly from the kitchen is a delightful conservatory that provides access to the private rear garden

The ground floor further hosts a generous sitting room that boasts a charming wood-burning fire and a bay window, pouring natural light into the heart of the home.





MORE INFORMATION

Two well-appointed double bedrooms, one with a wood burning fire, while a large, fully-tiled modern four-piece family bathroom features a luxurious bathtub, sleek walk-in shower and towel rail completes the groundfloor.

Ascend to the newly converted first floor, where two additional double bedrooms one of which features a stylish three-piece en-suite shower room, providing privacy. Both bedrooms are equipped with fantastic storage solutions.

Externally, the front garden greets you with a lawn area and mature shrubs, adding to the home's curb appeal, while a large driveway provides generous parking space for up to two cars. The rear garden features a spacious lawn area, paved section, and a large storage shed for all your outdoor equipment. Additional benefits include an efficient gas central heating system, underfloor heating in the kitchen and bathroom and double glazing throughout, enhancing comfort and energy efficiency.







THE LOCAL AREA

Duddingston, to the east of Edinburgh city centre, is a very popular residential area with a number of superb leisure and retail amenities. Nearby Fort Kinnaird Retail Park offers well-known high street retailers, a multiplex cinema and restaurants whilst the ASDA Supercentre at The Jewel makes for a great local supermarket.

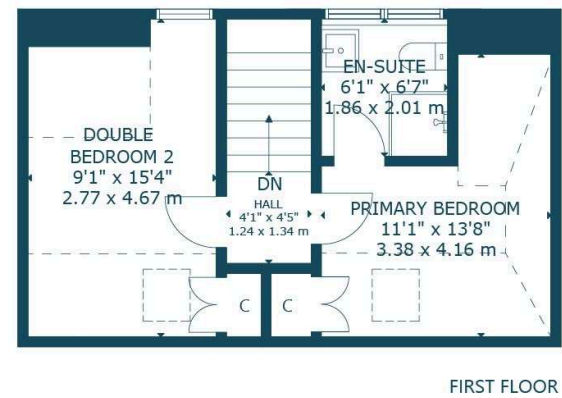
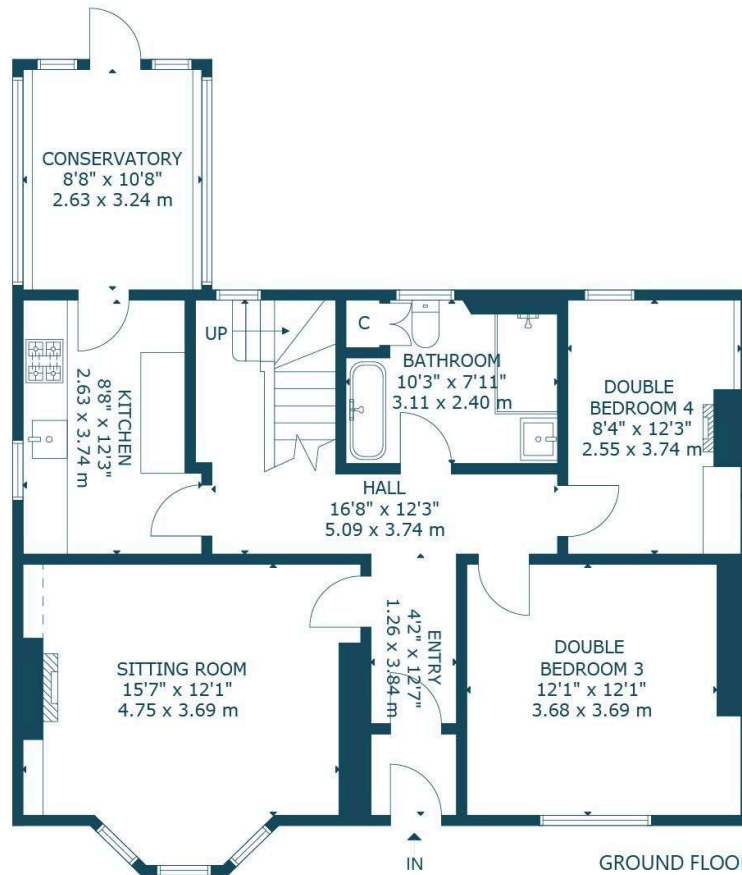
Portobello High Street, a 5-minute walk away, boasts independent retailers, popular cafes, bars and takeaways as well as the superb beach and promenade. Duddingston Loch, Arthur's Seat, and Holyrood Park are also nearby.

There are regular bus links providing easy and quick access to all areas of Edinburgh or if you are travelling by car, the City Bypass, Edinburgh Airport, Forth Road Bridge and motorway network are all easily accessible.

EXTRAS

All fitted carpets/floor coverings, blinds and light fittings are included in the sale price as are the integrated kitchen appliances.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,363 SQ FT / 127 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.