



9 Park Avenue
Edinburgh, EH15 1JT

A

"9 Park Avenue is an extremely impressive five bedroom Victorian semi-detached house"

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





9 Park Avenue, Duddingston, Edinburgh, EH15 1JT





LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre and with excellent links to a range of amenities. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre, Scottish Borders and beyond. Edinburgh has a tram network to the airport. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Short distances away are Duddingston 18 hole, Craigenlinny 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. The property is also close to Portobello Swimming baths and Jack Kane Centre. Portobello Promenade and Beach are great for a relaxed stroll, coffee or swim.

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

The energy efficiency rating for this property is band D



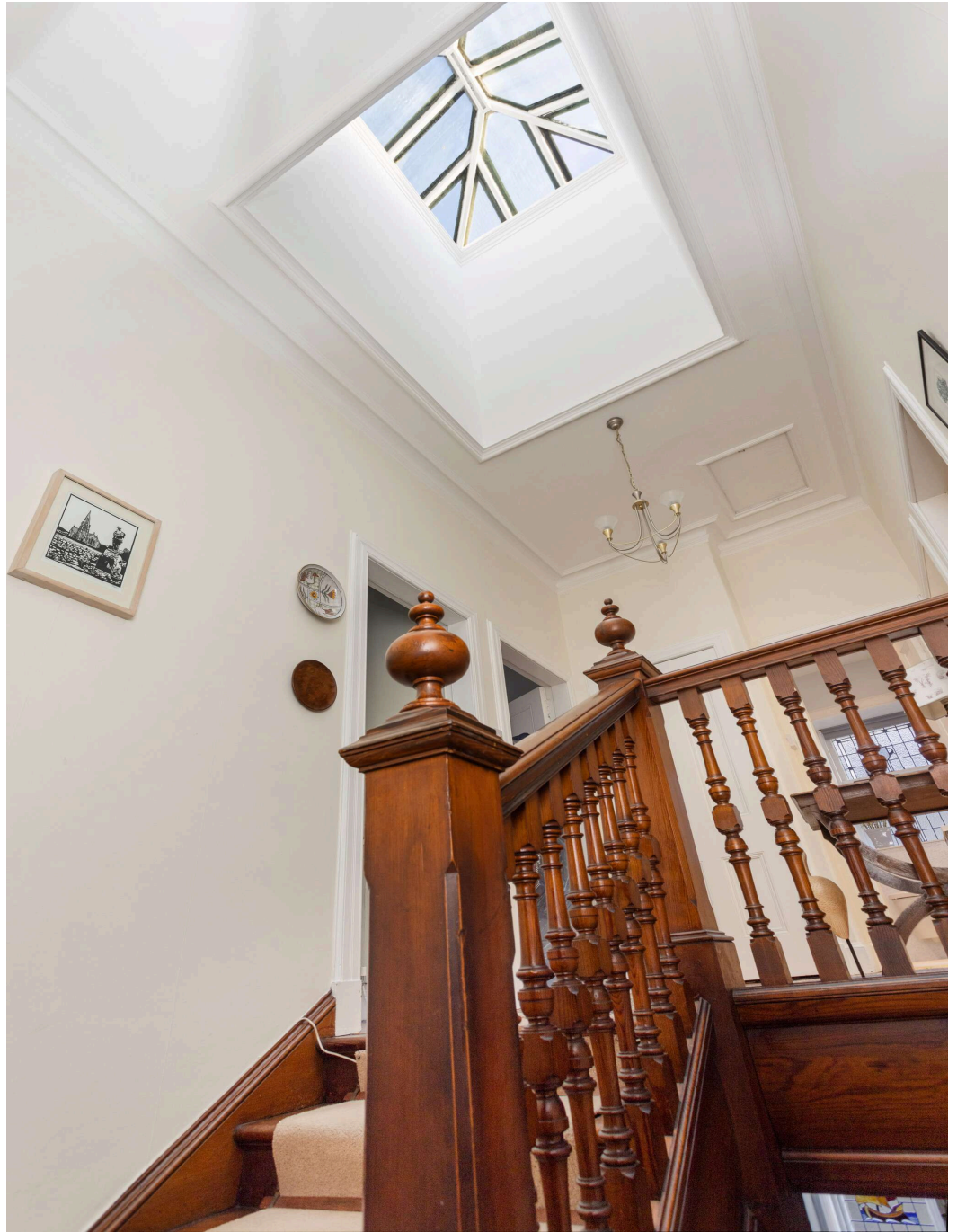
DESCRIPTION

9 Park Avenue is an extremely impressive five bedroom Victorian semi-detached house situated adjacent to Portobello Golf Course and the new Portobello High School. The house, which is set over 2 floors, combines beautiful period features with modern fixtures and fittings and stylish finishing's to create a wonderful and spacious family home with a sunny, west facing enclosed rear garden.

The flexible and generously proportioned accommodation comprises on the ground floor: entrance vestibule; welcoming hall with storage cupboard and beautiful stain glass on both door and window; bright and spacious bay-windowed living room with feature fireplace, wood-burning fire and ornate corning; dining room with cupboard with door leading to a W.C and door to rear garden; modern fitted kitchen with island in the middle, in-built appliances and another beautiful stain glass window; double bedroom three to the front of property completes the ground floor. On the first floor the landing has an impressive cupola skylight which lets in an abundance of natural light; double bedroom one which is currently being used as a sitting room with a lovely bay window, ornate corning, feature fireplace and a small Edinburgh press; double bedroom two with cupboard; double bedroom four with built in cupboards; double bedroom five and family-sized bathroom with modern three piece suite, electric shower over bath and decorative stain glass window.

Further benefits include gas central heating, single glazing, well maintained front garden, driveway for space for four cars, garage, good sized enclosed rear garden mainly laid to lawn surrounded by mature trees and shrubs with access to two external outbuildings and a free-standing sunhouse.









9 Park Avenue, Duddingston, Edinburgh, EH15 1JT





9 Park Avenue, Duddingston, Edinburgh, EH15 1JT

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: 170.5 m² ... 1835 ft² (excluding garage)
All measurements are approximate and for display purposes only.

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

ZOOPLA

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565