



**79/9 Durham Road**  
Edinburgh, EH15 1PE

A

*"79/9 Durham Road is a beautifully presented 3 bedroom top floor flat situated in the highly popular district of Duddingston "*

- WELL MAINTAINED STAIRWELL
- VIDEO ENTRY SYSTEM
- ENTRANCE HALLWAY
- LIVING / DINING / KITCHEN
- BALCONY
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 3 (DOUBLE) / HOME OFFICE
- FAMILY BATHROOM
- LANDSCAPED COMMUNAL GROUNDS
- FACTORED DEVELOPMENT
- GATED RESIDENTS PARKING
- LOCKABLE BIKE STORE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





79/9 Durham Road, Duddingston, Edinburgh, EH15 1PE





## LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks 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 and beyond. 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 (Jewel & Esk Campus) and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Meadowbank Stadium & Jack Kane Leisure Centres, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.

## COUNCIL TAX

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

## DESCRIPTION

79/9 Durham Road is an immaculately presented three bedroom top floor flat, forming part of an exclusive residential development situated in the highly popular district of Duddingston.

Entered via a secure video entry system, through a well maintained factored communal stairwell, the impressive accommodation comprises: welcoming 'L' shaped hallway with two cupboards off; bright and generously proportioned open plan living / dining room and stylish fitted kitchen with integrated Siemens appliances; useful utility room with sink; balcony off living area with views of Arthurs' Seat; spacious double bedroom 1 with built-in wardrobe and ensuite shower room; double bedroom 2 with built-in wardrobe, cupboard and ensuite shower room; double bedroom 3 with built-in wardrobe and Velux window and modern bathroom with mains operated shower over bath. Further benefits include: gas central heating with a highly efficient, A rated Ideal Logic combi boiler; good quality mirrored bathroom cabinets and underfloor heating in all bathroom and ensembles; 'Perfect fit blinds' to all windows, which include black out blinds, insulating pleated blinds and 'Velux' blackout/shaded blind; beautifully landscaped communal grounds; pedestrian gate with secure keypad; electric gate access to residents parking area with twin electric vehicle charging points; lockable bike store; excellent local amenities and great transport links.

## EPC RATING

The energy efficiency rating for this property is band B

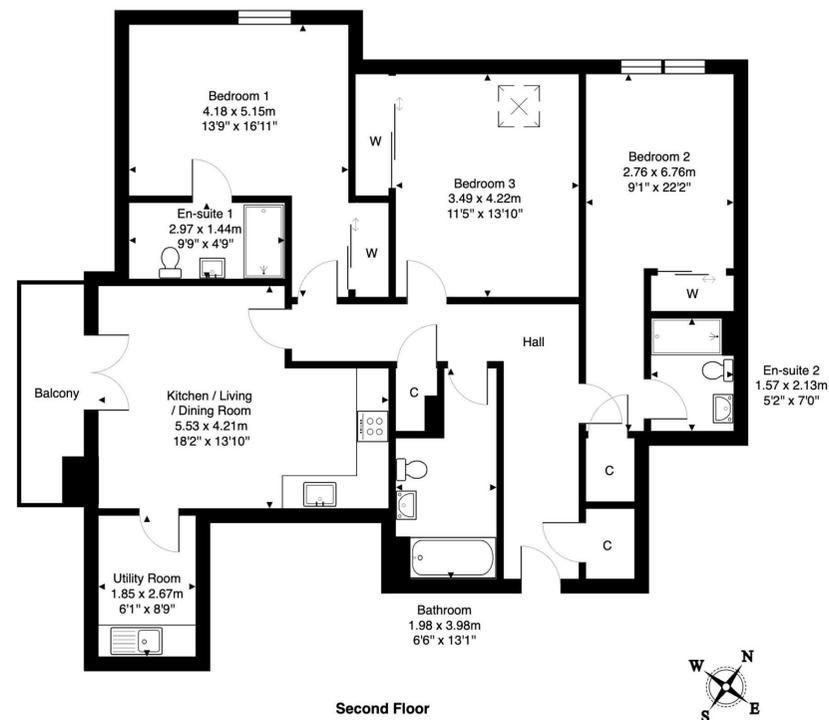




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Total Area: 109.8 m<sup>2</sup> ... 1181 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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