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Location

Duddingston is a popular residential area of Edinburgh, which has a good range of local shops and services and is convenient for easy access to the Asda at the Jewel, as well as Fort Kinnaird Retail Park, which has a multitude of stores. There are primary and secondary schools locally and Edinburgh College is also easily accessible from here. Regular bus services operate from this area to and from the city centre and many other parts of the city and surrounding areas giving easy access to the many cultural, educational and recreational venues. Duddingston is well placed for easy access to the City Bypass and thereon to the A1, the Scottish motorway network and Edinburgh International Airport. Nearby is Newcraighall train station with connections to the Border Railway line and Edinburgh Waverly.

Property

This most attractive and spacious End-Terrace villa is situated on a quiet cul-de-sac within an established estate that is made up of various style properties, which have proved popular with buyers. Internally the property is in good decorative order throughout. Each room is well proportioned and there is gas central heating and modern single - glazing throughout. Externally the property has private driveway and private front and rear well-maintained low maintenance gardens.

The property briefly comprises: entrance vestibule, hallway and this provides access to the comfortable lounge, stairway leading to the accommodation, also the lounge leads to the kitchen. The kitchen includes fitted units and integrated hob and single oven. Upstairs the property boasts two comfortable double bedrooms each with built-in wardrobes. The family bathroom completes the accommodation with a white three-piece bathroom and shower above the bath. The property further benefits from gas central heating from a well-maintained boiler and single-glazing throughout.

Early bird viewing is advised.



Property Specifications



Approximate Dimensions (Taken from the widest point)

Kitchen	4.20m (13'9") x 2.89m (9'6")
Living Room	4.43m (14'6") x 4.20m (13'9")
Bedroom 1	3.52m (11'7") x 2.89m (9'6")
Bedroom 2	3.20m (10'6") x 2.47m (8'1")
Bathroom	2.00m (6'7") x 1.86m (6'1")

Gross internal floor area (m²) - 64m²

EPC Rating- D

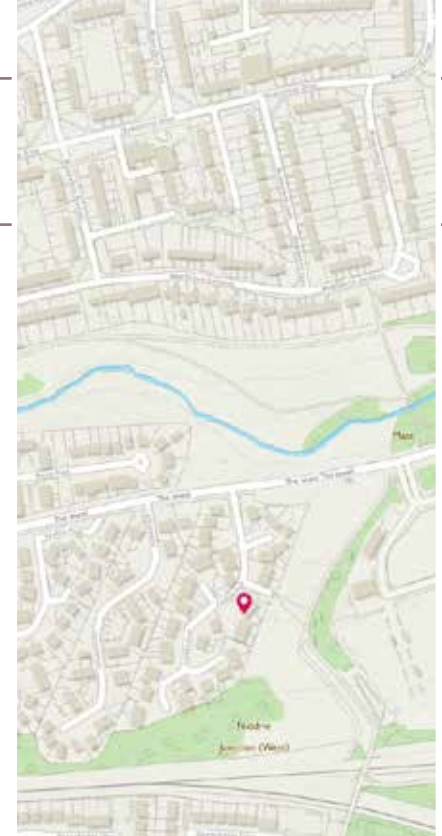


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