




McEwan Fraser Legal

Solicitors & Estate Agents

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82 Duddingston Park

DUDDINGSTON, EDINBURGH, EH15 1JZ



DUDDINGSTON

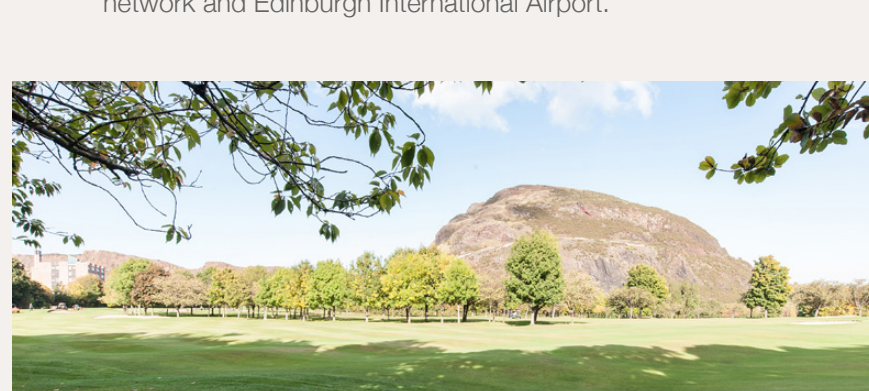
DUDDINGSTON, EDINBURGH, EH15 1JZ

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 Walmart 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 the Jewel & Esk Valley College is also easily accessible from here.

Regular bus services operate from this area too and from the City Centre and many other parts of the city and some 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.





82 DUDDINGSTON PARK

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This lovely three bedroom semi-detached family home would make an excellent purchase and viewing is highly recommended.

The accommodation comprises on the ground floor; an entrance vestibule, two great sized double bedrooms, one with lovely bay window, family bathroom with corner bath and shower over. There is a generous entrance hall, spacious lounge with patio doors leading to the conservatory, fully fitted dining kitchen, and door providing access to both the rear garden and garage.

A stairway takes you up to the upper double bedroom with built in wardrobes and its own en-suite shower room. This master bedroom also benefits from its own balcony which has lovely views.

Externally there is a huge driveway which offers plenty of off street parking to the front of the property and to the rear there is a good sized enclosed garden which offers plenty of scope to extend the property.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	7.10m (23'4") x 3.23m (10'7")
Conservatory	3.44m (11'3") x 2.58m (8'6")
Kitchen	5.18m (17') x 3.29m (10'9")
Bedroom 1	5.32m (17'6") x 5.18m (17')
En-suite	2.25m (7'5") x 1.77m (5'10")
Bedroom 2	3.87m (12'8") x 3.52m (11'7")
Bedroom 3	3.95m (13') x 2.95m (9'8")
Bathroom	2.64m (8'8") x 1.41m (4'8")
Garage	6.79m (22'3") x 2.91m (9'6")

Gross internal floor area (m²): 116m² | EPC Rating: E

Extras (Included in the sale): All fitted carpets and floor coverings.

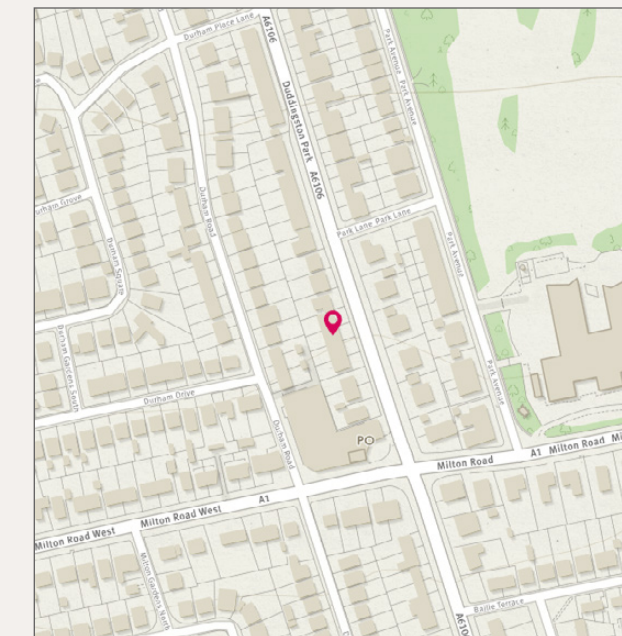


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Part
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Text and description
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