

# 9 Duddingston Park

EDINBURGH, EH15 1JN



*Exceptional Victorian semi detached villa with three bedrooms, three public rooms, beautiful period features, large bay window, garage and superb potential in sought-after Duddingston Park*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this exceptional three-bedroom semi-detached Victorian villa, occupying an enviable position on Duddingston Park. Offering an abundance of traditional charm, generous proportions and wonderful flexibility, this impressive property represents a rare opportunity to acquire a substantial period family home with outstanding potential.

# THE LIVING ROOM



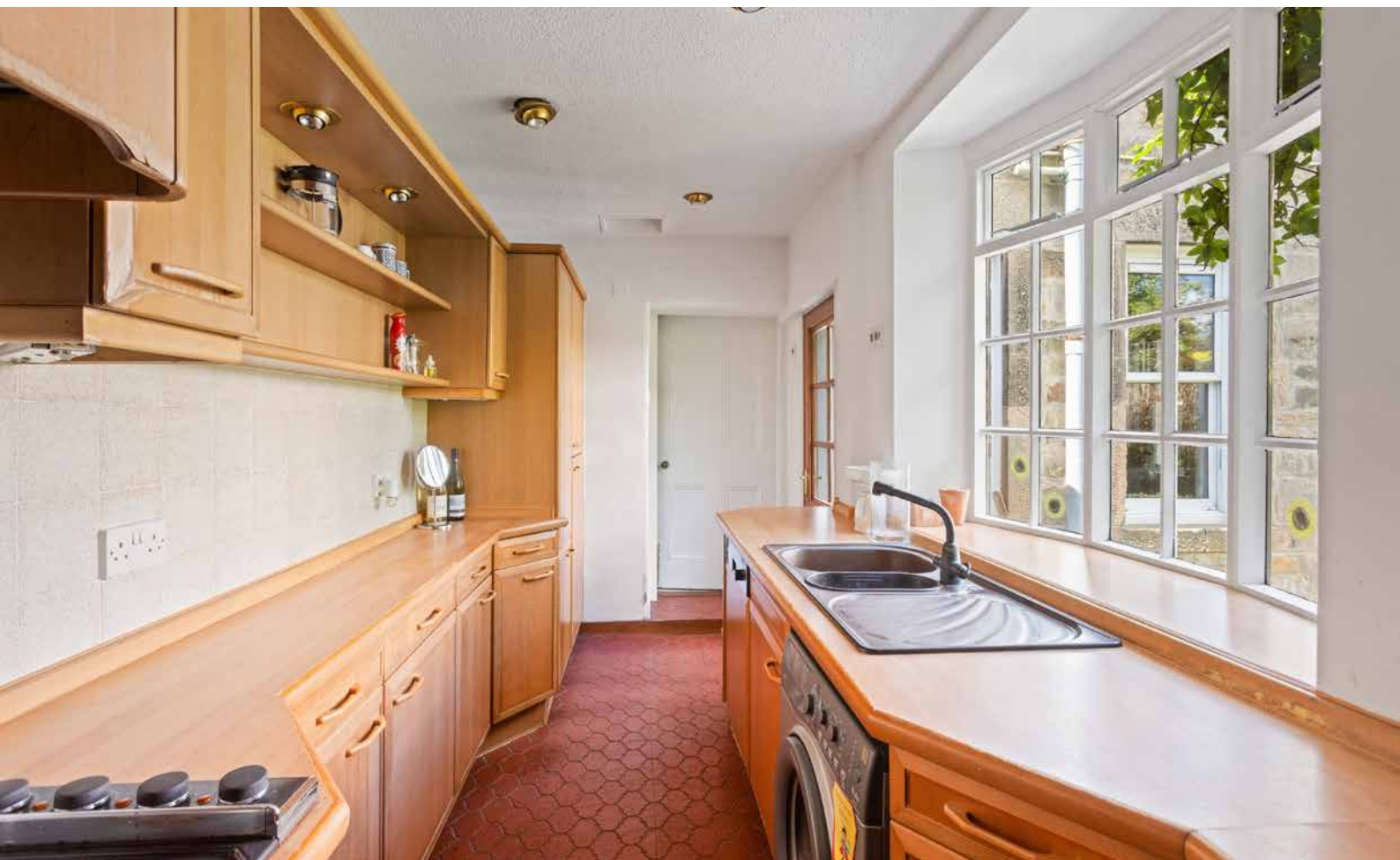
The property boasts three public rooms, providing an exceptional level of flexibility for modern family living. The principal living room is particularly impressive, featuring a large bay window which floods the room with natural light, while the beautiful period features, high ceilings and elegant cornicing create a wonderful sense of character and grandeur.

The dining room is conveniently positioned directly off the kitchen, creating a natural flow between the two spaces and providing an excellent setting for family meals and entertaining. The additional public room offers further versatility and could be utilised as a family room, formal sitting room, home office or playroom depending on the needs of the new owners.

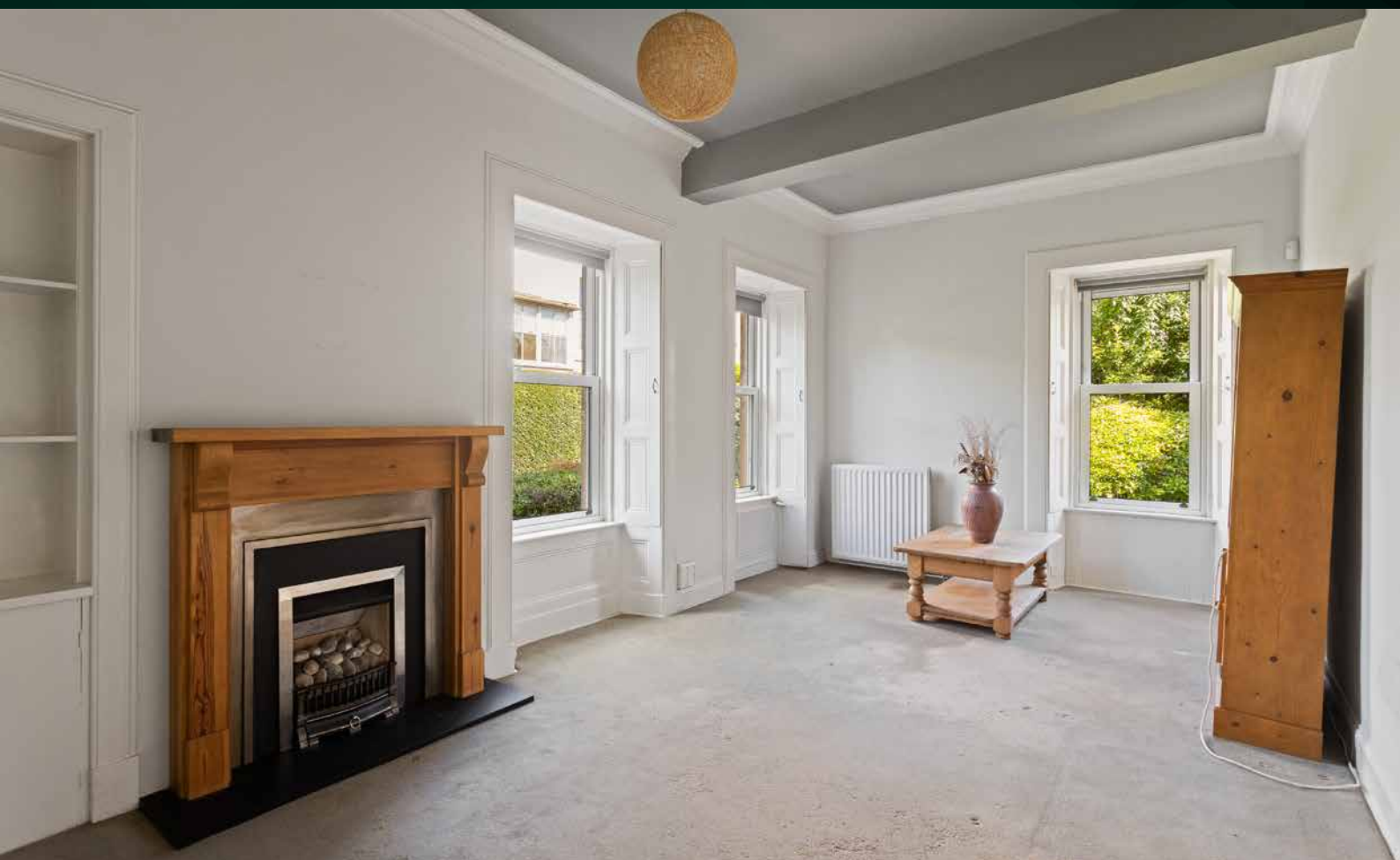
# THE DINING ROOM



# THE KITCHEN



# THE FAMILY ROOM





There are three well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room. A family bathroom serves the remaining accommodation.

Throughout the property, the impressive period detailing and generous room proportions provide a fantastic foundation for creating a truly exceptional family home. While the property would benefit from upgrading and modernisation throughout, this should be viewed as a wonderful opportunity to restore and enhance a much-loved family home and create something truly special for the future.

## THE BATHROOM



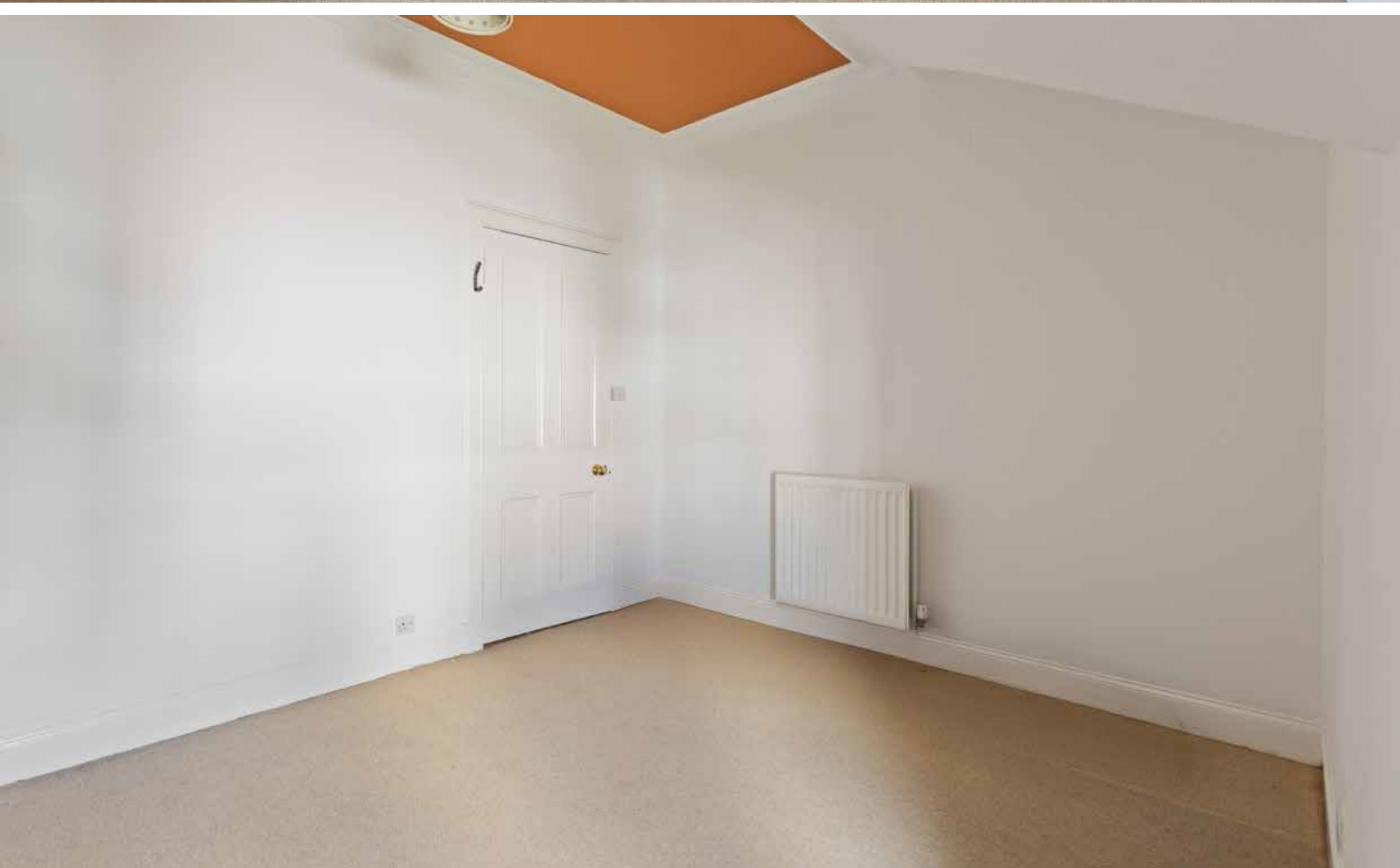
# BEDROOM 1



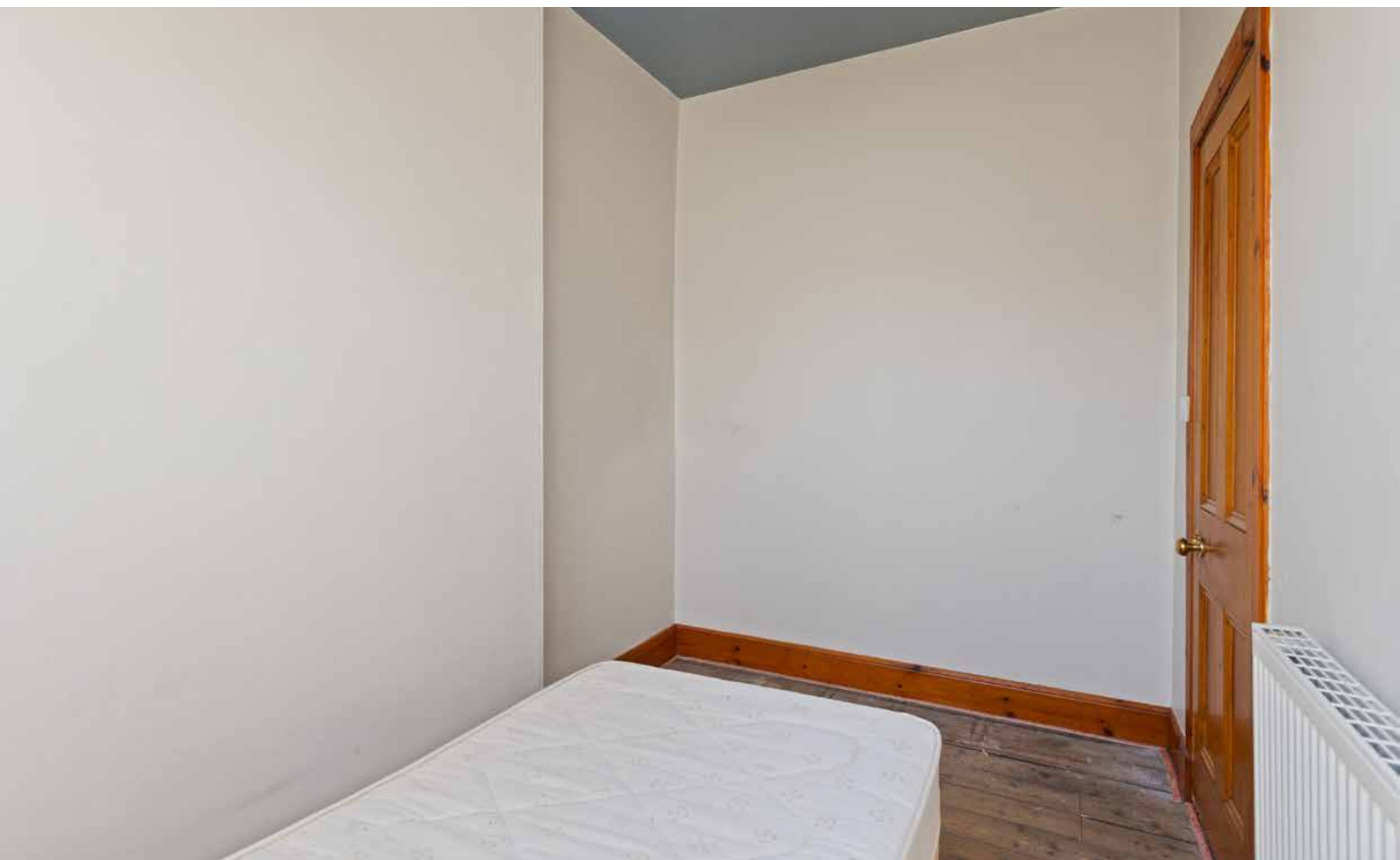
the principal bedroom benefiting  
from an en suite shower room



# BEDROOM 2



# BEDROOM 3



Externally, the property is complemented by a beautiful front garden which adds considerable kerb appeal, while the garage provides valuable secure parking and additional storage.

Duddingston Park is a highly desirable residential location, offering excellent access to local amenities, schools, transport links and some of Edinburgh's most beautiful green spaces. The combination of an exceptional period property, generous accommodation and superb location makes this a particularly exciting opportunity.

This is a much-loved family home ready for a new lease of life and offers enormous potential to become an outstanding Victorian family residence. Early viewing is highly recommended to fully appreciate the space, character and potential on offer.

## EXTERNALS



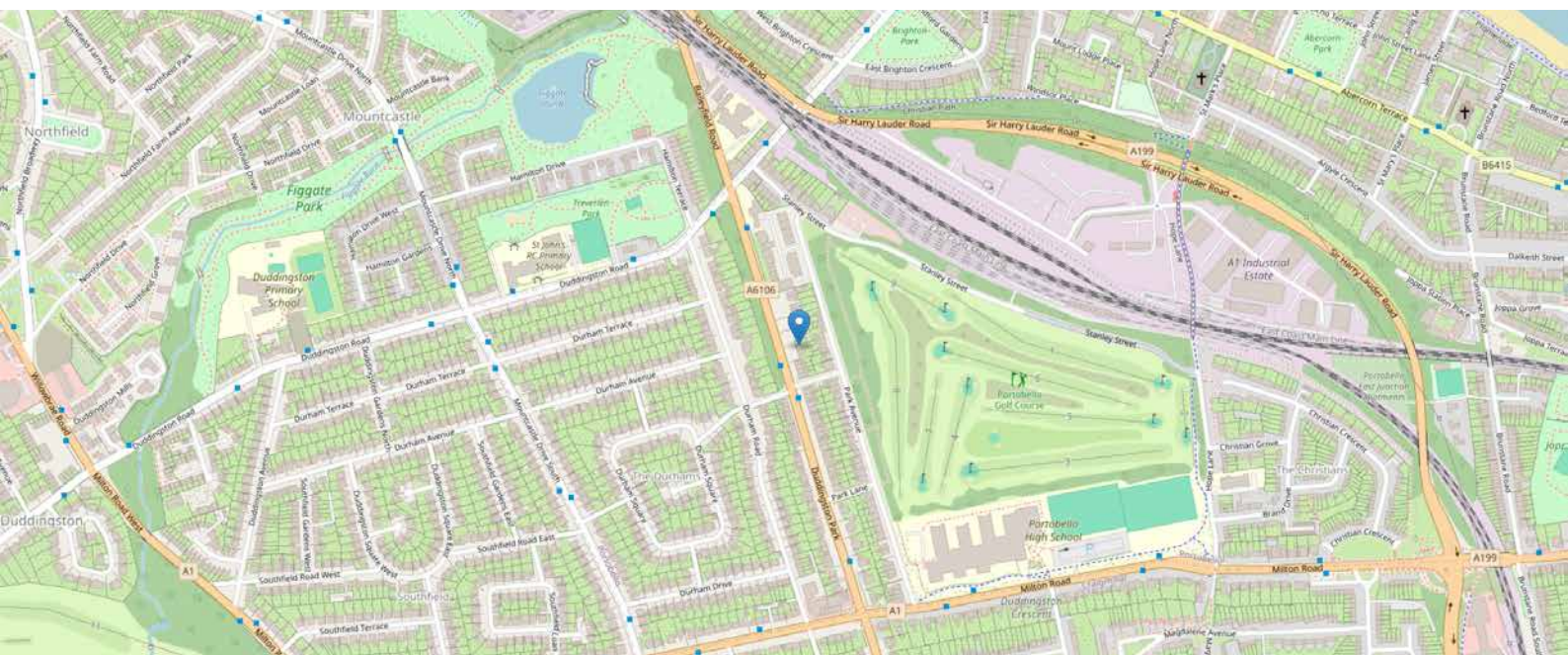
# FLOOR PLAN & DIMENSIONS



First Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 160m<sup>2</sup> | EPC Rating: D



# THE 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 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 and Esk Valley College are 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 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



Text and description  
**JAMIE MCINTOSH**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.