




McEwan Fraser Legal

Solicitors & Estate Agents

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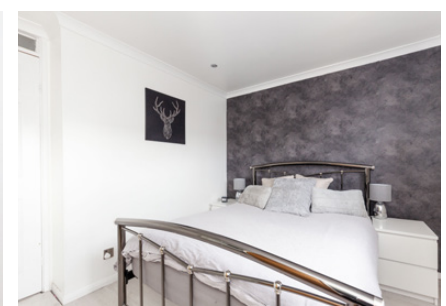
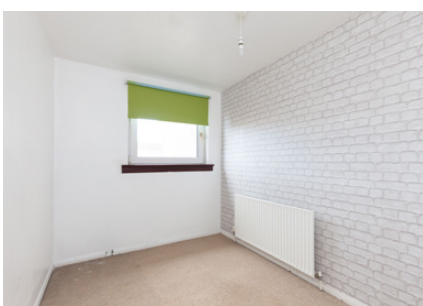
EDINBURGH, EH15 3QP

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 & Esk Valley 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 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.

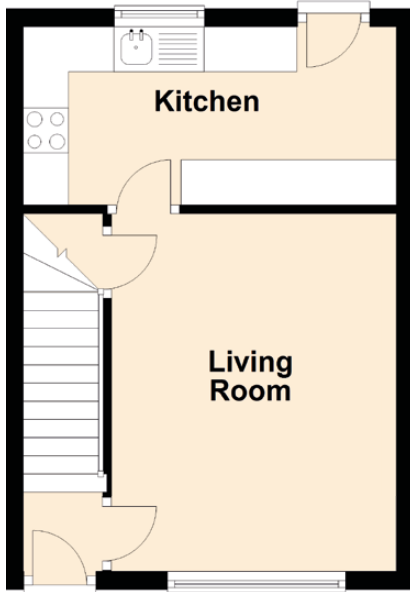
THE PROPERTY

An excellent opportunity has arisen to acquire this well presented 2 bedroom terraced house, well situated in the Duddingston area of Edinburgh. Viewing of this property is highly recommended. Internally the accommodation is in excellent decorative order, briefly comprising; ground floor: Entrance Hallway, spacious Lounge with under-stair storage cupboard, fully filled, partially tiled. Kitchen with integrated 4 gas hob/oven, extractor fan and access to the rear garden. First floor: Landing providing access to the attic space, Master Bedroom with double built-in mirrored wardrobes and shelved over-stair storage cupboard, a large Single Bedroom and a fully tiled, three piece Bathroom with shower. This property also benefits from: gas central heating, full double glazing, private gardens to the front and rear of the property including a Driveway for up to 3 cars to the rear, allowing for secure off-street parking. There is also more than adequate, unrestricted on-street parking to accommodate for visitors.

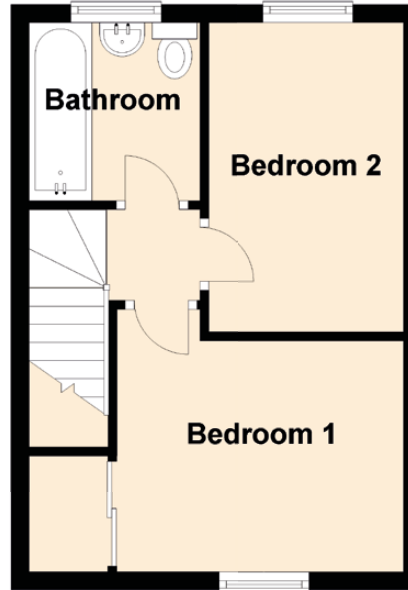


SPECIFICATIONS

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Living Room	3.98m (13'1") x 3.17m (10'5")
Kitchen	4.15m (13'7") x 1.98m (6'6")
Bedroom 1	3.09m (10'2") x 2.57m (8'5")
Bedroom 2	3.44m (11'3") x 2.16m (7'1")
Bathroom	1.98m (6'6") x 1.90m (6'3")

Gross internal floor area (m²): 51m² | EPC Rating: C

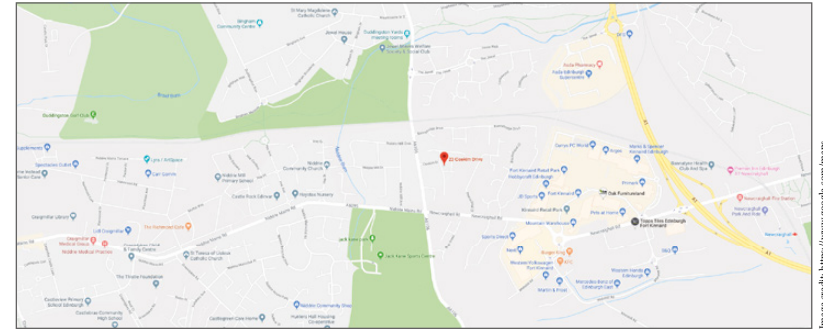


Image credit: <https://www.google.com/maps>


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Text and description
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Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
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Designer