

# 56 Duddingston View

EDINBURGH, EH15 3NA



*Spacious Three Bedroom Detached House In  
Edinburgh's Sought After Duddingston*



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McEwan Fraser Legal is delighted to present this generously proportioned three/ four bedroom family home which has been tastefully converted with the firm emphasis on 'quality over quantity'. The house sits on a commanding corner site in the heart of Edinburgh's highly sought-after Duddingston.

# THE LIVING ROOM



Inside the property, one enters to an authentic 1938 wood-panelled hallway. To one's right is a spacious living room with bay window and the south-facing aspect means the room is flooded with natural light. There is a cast iron open fireplace which has toasted the owners' toes for over thirty years.

# THE KITCHEN & DINING AREA



The extensive fully equipped kitchen is bright and flooded with natural light. The kitchen and dining room floors are fitted with computer-controlled under-floor heating. The kitchen's centre piece is a combination gas/electric Rangemaster 6-ring stove with double oven, wide grill and plate warmer. The integrated white goods will remain in the property. The dining room flows through from the kitchen. Its two main features are the double-height ceiling and expansive Velux windows for dining under the stars. There are French doors to the rear courtyard garden which is not overlooked.







The house presently has two double bedrooms on the ground floor and one superb 'whole roof space' master bedroom upstairs. The master bedroom benefits from integrated storage and a spacious en-suite shower room with WC, twin basins, storage and wall-to-wall mirror. Downstairs the house also has a large family bathroom with three-piece suite and shower over the bath: lit by morning sunlight.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





The frontal aspect of the house commands a 'round the corner' 50-metre garden which has been laid to ultra-low maintenance pattern-imprinted concrete and stone. The three-car driveway leads to a doubly extended garage with work bench, power and water. On the east side of the house lies the brick-built storage/exercise shed with double glazed window and 13-point locking steel door. With appropriate consent, the shed could form a potential home office or extension to the living room.

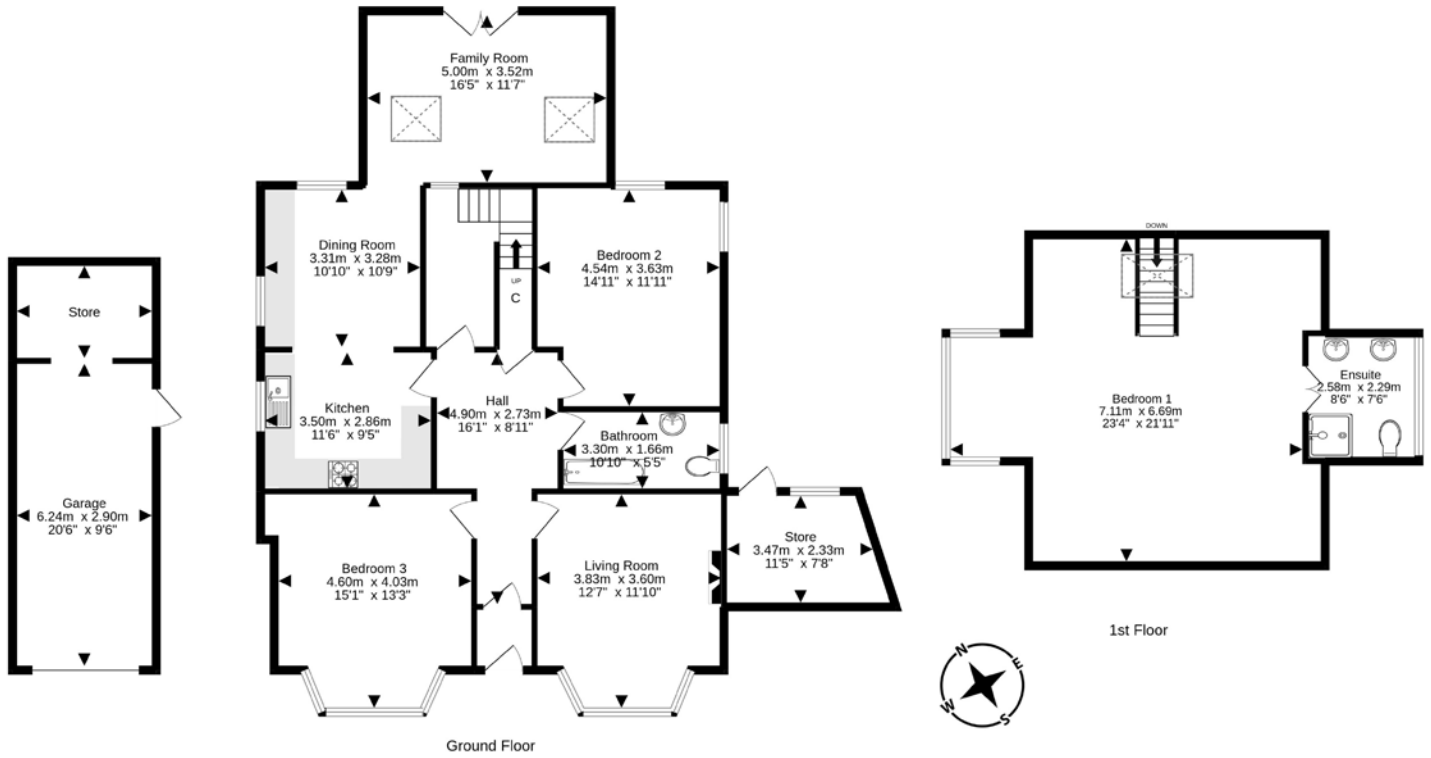
This well insulated house has modern double glazing throughout and gas central heating; making for a year-round warm home. This house is expected to be of particular interest and as such early viewing is highly recommended.

## EXTERNALS & VIEW



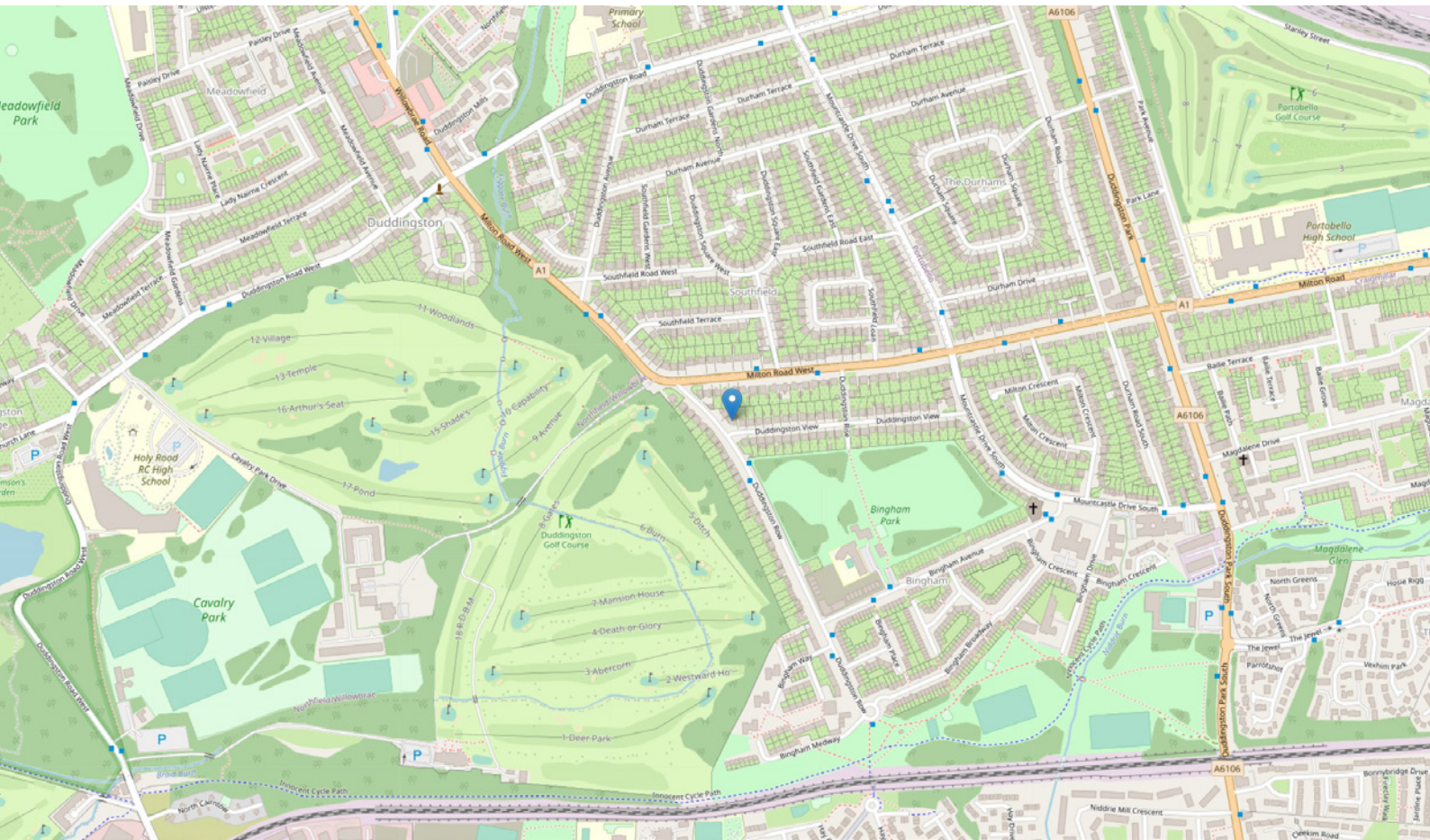


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 159m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Duddingston is a popular residential area of Edinburgh with a good range of local shops and services such as Walmart Asda at the Jewel and Fort Kinnaird Retail Park with its multitude of stores. In addition there's an excellent old golf course within 10 minutes walk and last but definitely not least, the ancient Sheep Heid village pub.





There are local primary and secondary schools but also easy access to the excellent city-centre schools and the University of Edinburgh.

Duddingston is well placed for easy access to the city bypass and thereon to the A1, the Scottish motorway network and Edinburgh International Airport.



  
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