

101 Duddingston Road

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*Spacious Two Bedroom Semi Detached House In
Edinburgh's Desirable Duddingston Area*



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McEwan Fraser Legal is delighted to present this two-bedroom semi-detached family home in Edinburgh's popular Duddingston area.

THE LIVING ROOM



Inside, the property comprises:

- Cosy and inviting living room with plenty of natural light that offers various possibilities for furniture arrangements.
- Fully equipped modernised kitchen with hob, fan oven and white good appliances. The kitchen provides direct access to the private rear garden via sliding doors.

THE KITCHEN





- There is one main family bathroom which is modern and bright which is situated on the first floor of the house.
- The house boasts two generous double bedrooms which both have built-in storage cupboards as well as plenty of space for freestanding furniture arrangements.

THE BATHROOM



BEDROOM 1



BEDROOM 2

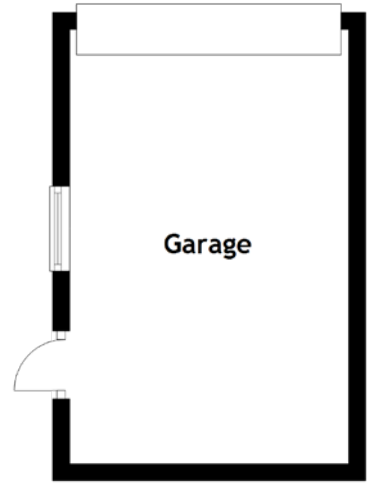
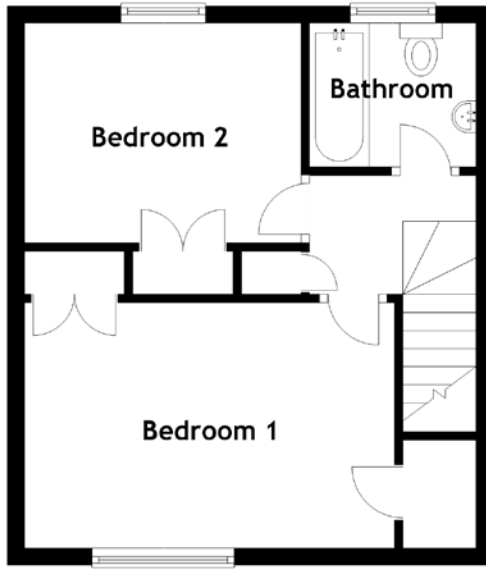
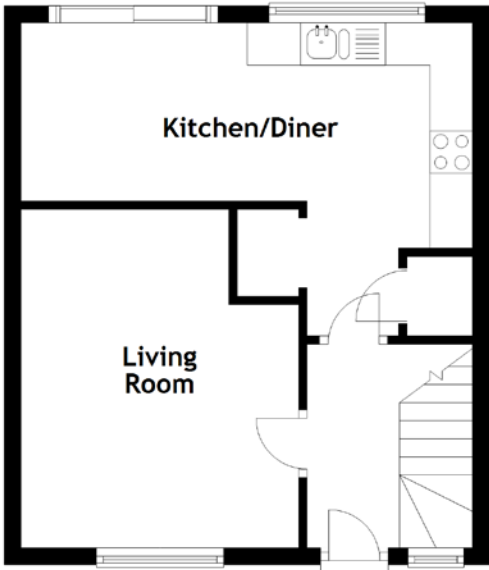


In addition, the property includes a garage at the rear, which provides additional storage space and security, plus there is enough room in front of the garage to park another car. Gas central heating and double-glazed windows make for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

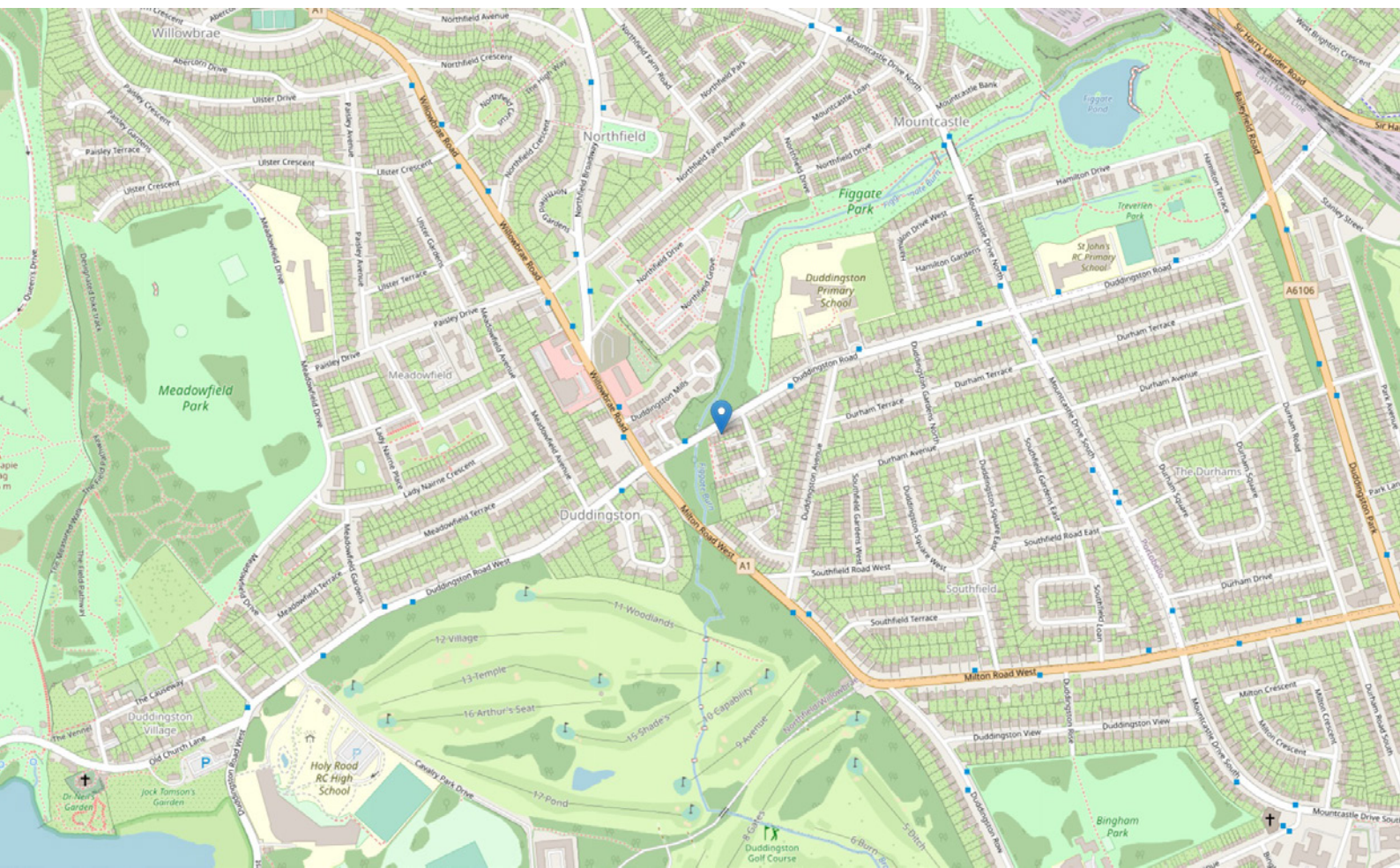


Approximate Dimensions
(Taken from the widest point)

Living Room 3.99m (13'1") x 3.27m (10'9")
 Kitchen/Diner 5.32m (17'5") x 3.69m (12'1")
 Bedroom 1 4.30m (14'1") x 2.89m (9'6")

Bedroom 2 3.26m (10'8") x 2.59m (8'6")
 Bathroom 1.96m (6'5") x 1.70m (5'7")
 Garage 5.12m (16'10") x 3.28m (10'9")

Gross internal floor area (m²): 97m²
 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 Edinburgh College Milton Rd Campus 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.



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