



ID Duddingston Park
Edinburgh, EH15 1JN



"1D Duddingston Park is a rarely available, bright and spacious B listed family home"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE BATHROOM
- BEDROOM TWO (DOUBLE)
- EN-SUITE BATHROOM
- BEDROOM THREE (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT, SIDE AND REAR GARDENS
- ALLOCATED PARKING





LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Meadowbank Stadium & Jack Kane Leisure Centres, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



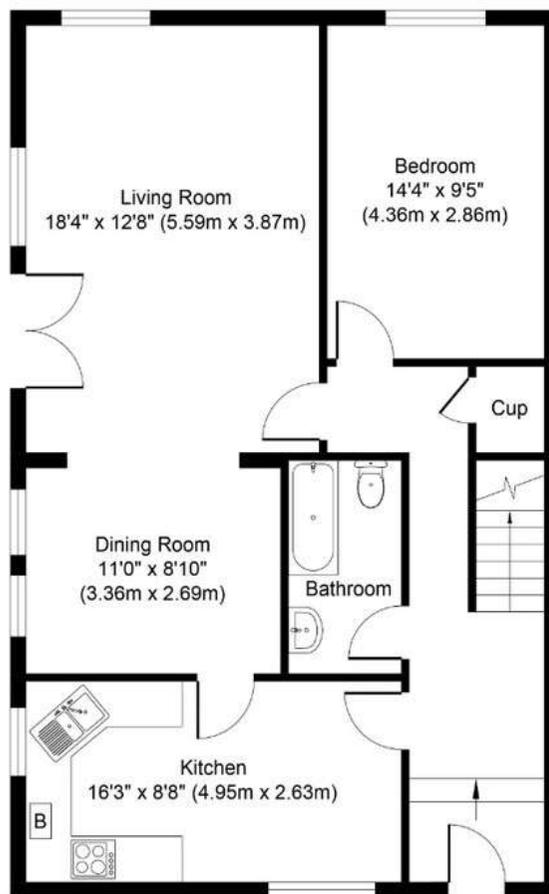
DESCRIPTION

1D Duddingston Park is a rarely available, bright and spacious B listed family home situated in the highly regarded district of Duddingston. The property forms part of a former school, which was sympathetically converted to form an exclusive development of individual luxury homes. Requiring slight modernisation, the versatile accommodation comprises: a welcoming entrance hall with under stair storage off; generously proportioned living room with dual aspect windows and dining area off with double doors out to enclosed garden; dining kitchen with ample floor and wall mounted storage units; double bedroom three; family bathroom with shower over bath; feature staircase leading up to the upper landing; double bedroom one with built-in wardrobes and en-suite bathroom off and double bedroom two with built-in wardrobes and en-suite bathroom off. Both en-suite bathrooms have access to loft space. The property benefits from gas central heating, double glazing, well maintained communal ground to front, private grassed area to the side, which could be developed and a fully enclosed garden to the rear that is laid mainly to lawn with a patio area and, two allocated parking spaces and unrestricted on street parking.

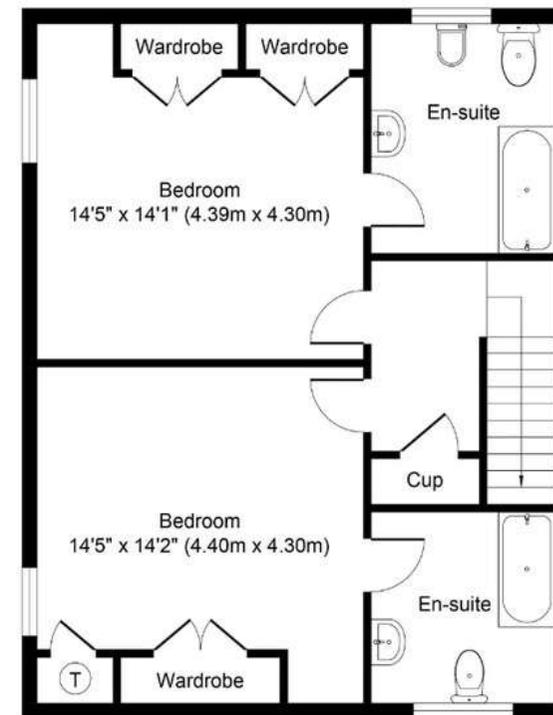
EPC RATING

The energy efficiency rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Ground Floor



First Floor

Approximate Floor Area 824 sq. ft (76.56 sq. m)

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