

COULTERS<sup>©</sup>

# 20 DUDDINGSTON ROW

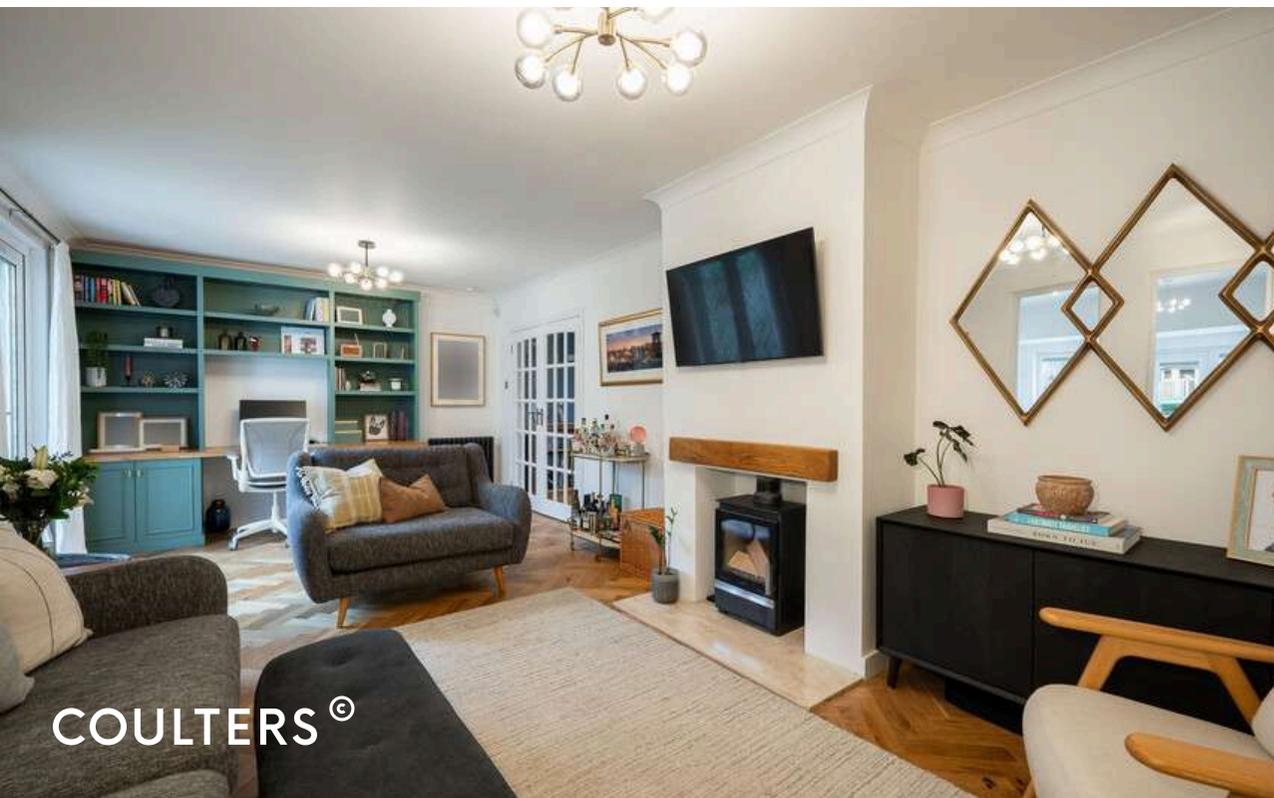
DUDDINGSTON, EDINBURGH, EH15 3ND

 4 BED  5 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

20 Duddingston Row is an extremely impressive and spacious four bedroom detached house situated in the highly sought after area of Duddingston. The house benefits from a lovely private rear garden, single garage and driveway parking.



## KEY FEATURES



Immaculately presented detached house.



Four double bedrooms, two with an en-suite.



Sunny south-west facing rear garden.



Single garage and driveway.



Within walking distance of Portobello.



Excellent local amenities nearby.



The accommodation on the ground floor comprises a vestibule, hall, WC with marble sink, large utility room with fantastic storage, open plan kitchen/dining room, sun room, sitting room with log burner, shower room, living room with a further log burner and study.

The kitchen/dining room has a modern fitted kitchen with integrated appliances, kitchen island and space for a large dining table. The comfortable sun room off the kitchen/dining room provides direct access to the private rear garden via double fully glazed French patio doors.





## MORE INFORMATION

The first floor comprises two large bedrooms both with en-suite shower rooms and beautiful views over the garden. Two further double bedrooms and a family bathroom with bath and separate shower complete the first floor accommodation.

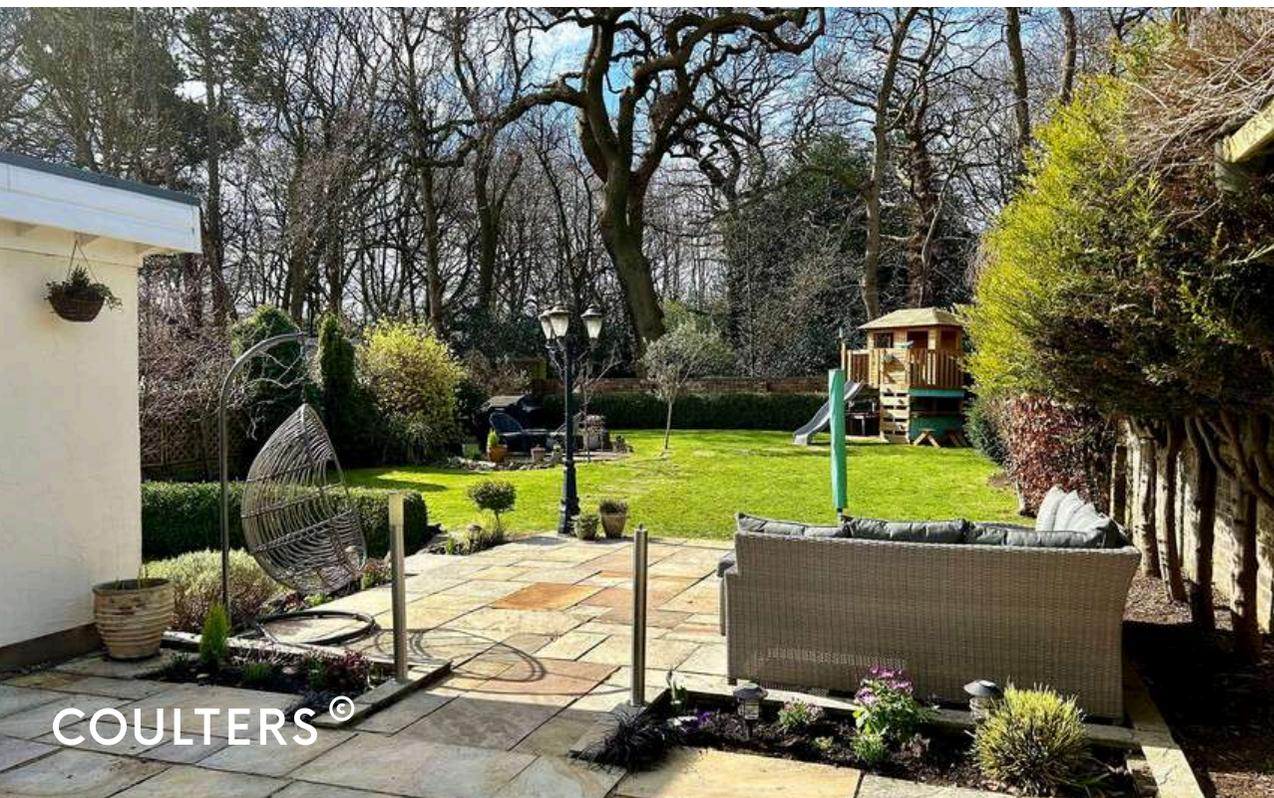
Externally, the property offers beautifully maintained garden grounds which comprise two paved seating areas, a large flat lawn area and views over to the forest area of Duddingston Golf Course.

To the front of the house, there is a paved driveway which provides off-street parking for two cars. The driveway leads to a single garage with lighting, access to the sitting room and a gate to the rear garden.









## THE LOCAL AREA

Duddingston is a peaceful and picturesque village situated in East Edinburgh near.

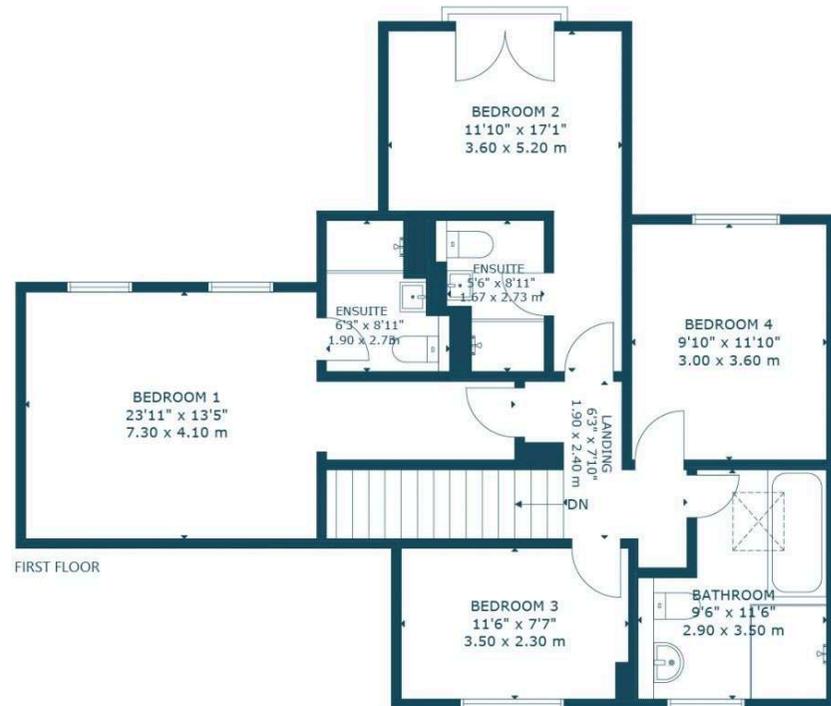
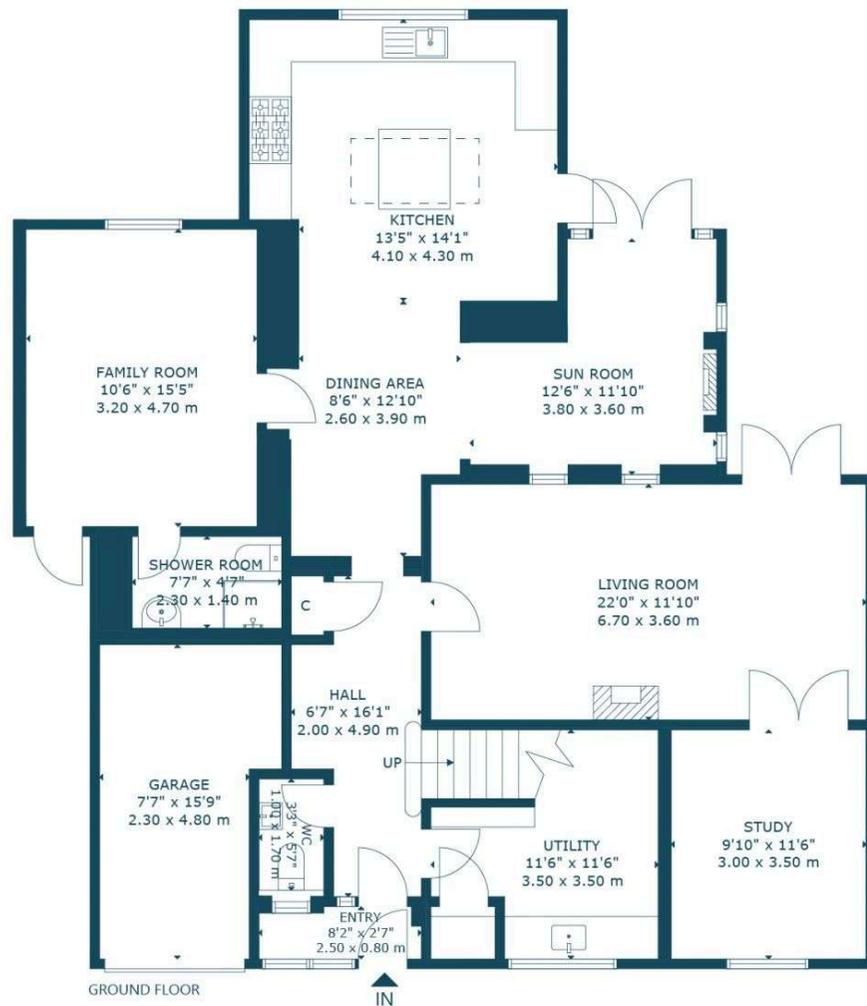
Duddingston offers a cozy village atmosphere with traditional houses and a lovely famous pub called The Sheep Heid Inn. It is a short walk to the seaside area of Portobello with many local amenities such as cafes, restaurants, and local retailers alongside Portobello promenade with food vendors and cafes.

Duddingston Golf Club, one of the oldest golf courses in Scotland, is located nearby and offers a picturesque setting for enjoying a round of golf.

Overall, Duddingston is a peaceful and picturesque village within the vibrant city of Edinburgh, offering a perfect blend of nature, history, and Scottish charm.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



20 DUDDINGSTON ROW, EDINBURGH, EH15 3ND  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,221 SQ FT / 206 SQ M / GARAGE 129 SQ FT / 12 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.