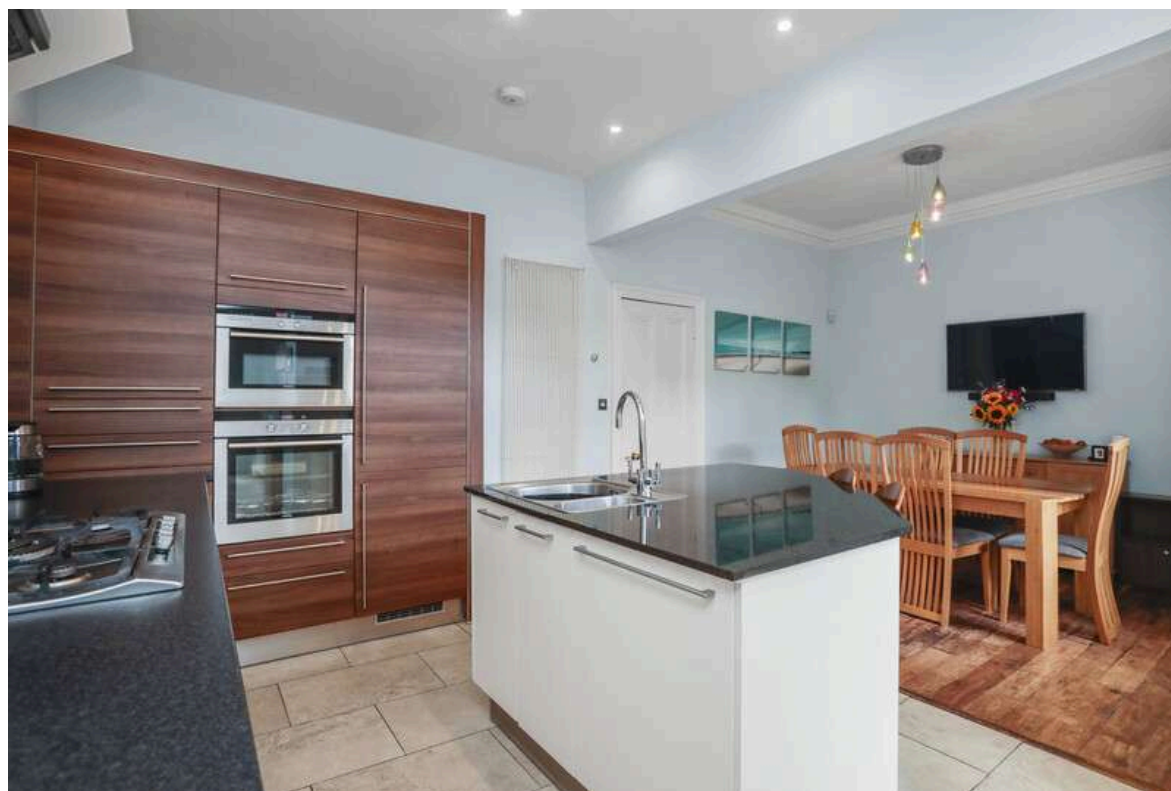




37 Durham Road
DUDDINGSTON | EDINBURGH | EH15 1PE


warners
solicitors & estate agents





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A charming late Victorian semi detached 3 bedroom family home offering well planned accommodation over two levels, enjoys a quiet position on a tree-lined street in the heart of Duddingston.

This beautiful home has been tastefully decorated to a high standard and is offered to the market in genuine move - in condition, with many original features. On the ground floor, the vestibule with original tiled floor leads to the living room which is particularly spacious with a bay window giving an abundance of natural light and views of Arthur's Seat. Also benefiting from traditional cornicing, ceiling rose and original fireplace tiling, gas fire and an Edinburgh press. The dining kitchen at the rear of the property comprises patio doors to the garden and currently has original fireplace, a breakfast bar, double oven, gas hob and fan, dishwasher, washing machine, fridge freezer and home office / playroom. Also on the ground floor there is a downstairs wc and two under stair shelved cupboards.

Upstairs, the master bedroom benefits from both ensuite shower room with a double waterfall shower and an impressive dressing area. There are two further well proportioned bedrooms, one with stunning views of Arthur seat. All three bedrooms have original decorative fireplaces and cornicing. Completing the accommodation is the family bathroom with shower over the bath. The property also benefits from a private driveway as well as ample off street parking, a large floored attic and landscaped gardens with choice of patio areas and mature garden. Offering immense appeal for those looking for a period featured family home, early viewing is highly recommended to appreciate everything that this beautiful home has to offer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Duddingston is nestled at the foot of majestic Arthur's Seat and Salisbury Crags, it offers a unique village setting, yet is just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the east, residents have some of the capital's most beautiful natural landscapes and views right on their doorstep.

The property is also well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the more noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex.

And of course there is no shortage of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and business, plus a handful of thriving cafes, pubs and restaurants.

- Three-bedroom semi-detached family home
- Spacious living room with views over Arthur's Seat
- Fully fitted dining kitchen with patio doors
- Principal bedroom with en-suite and large fitted wardrobe
- Two further bedrooms one with views of Arthur's Seat
- Family bathroom
- Front driveway, garden and patio
- Two made to measure garden shed/bike storage shed

All kitchen appliances will be included in the sale.

All curtains, blinds and pelmets will be included in the sale, except the blue bedroom curtains and track.

All light fittings to be included except the primary bedroom bedside lamps, which will be removed and replaced. Two stand alone lilac's in the gardens will also be removed for sentimental reasons.

EPC Rating D.



There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College and Queen Margaret University on hand for the more mature student . An efficient public transport network operates into the city centre and its close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.





