



9 Duddingston Road
DUDDINGSTON | EDINBURGH | EH15 1ND


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Nestled in the heart of sought-after Duddingston, moments from Portobello beach, Arthur's Seat, first rate schooling and excellent amenities is this spacious detached bungalow. Now in need of modernisation the property boasts a large South facing secluded rear garden, a front garden, garage and driveway and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge, a formal dining room overlooking the garden which flows through to the kitchen and sun room, a shower room and two well-proportioned double bedrooms finish the downstairs. Following upstairs there is a wonderful and flexible space which could be an ideal home office and a third double bedroom completed the home. Externally the fully enclosed, expansive rear garden is mainly laid to lawn with colourful trees, plants and shrubs and ideal spaces for al fresco dining and entertaining.

- Detached bungalow in the heart of Duddingston
- Close to the beach and Arthur's Seat
- Now in need of modernisation
- South facing rear garden and front garden
- Driveway and garage
- Two living spaces, a kitchen, sun room, 4 bedrooms, and shower room.

Energy Rating D. Council Tax Band G.

All fixtures, fittings, integrated kitchen appliances, white goods within the kitchen, curtains and blinds will be included in the sale. Other items of furniture may be available under separate negotiations.

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



The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.



