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# 7 Duddingston Square East,

Edinburgh, EH15 1RU



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FREEHOLD

## Description

7 Duddingston Square East is a rarely available two/three-bedroom detached 1930's bungalow set in extensive private garden grounds and located in the popular and well-established residential area of Duddingston, close to excellent local amenities and a short commute to the City Centre. The property briefly comprises an entrance vestibule, hallway, bay windowed lounge with feature fireplace, fitted kitchen, dining room/bedroom 3, two double bedrooms and bathroom with white suite. The property further benefits from gas central heating, double glazing and good storage facilities. Externally the property is set within private gardens grounds to the front and rear that have been well maintained and are both predominantly laid to lawn and bordered by mature plants, shrubbery and trees to the rear. There is a driveway to the front that leads to the single garage with up and over door. The property will be popular, and viewing is highly recommended to see the potential this lovely property has to offer with the scope to extend subject to the necessary planning and warrants being obtained.

## Location

Duddingston is a highly sought after residential area lying to the east of the city centre. Duddingston Village, which is situated just up the road, has a 12th century Kirk and Edinburgh's oldest pub, The Sheep Heid Inn. The Figgate Burn Park, Holyrood Park, Duddingston Loch and the Bawsinch Nature Reserve are also all close by offering a slice of the country in the heart of the City. Other local amenities include the Victorian Portobello Swimming Pool, fitness centres, well regarded golf courses and football pitches. The large sandy Portobello beach and Promenade is a short walk away and Portobello offers a good range of local shops, restaurants cafes and bars. For larger shopping facilities there is an Asda at the Jewel and an extensive range of high street retailers at Fort Kinnaird both of which are a short drive away. Good bus services run to and from the city centre and there is easy access to the city bypass and the A1. Highly regarded schools in both the public and private sectors are located nearby.

## Extras

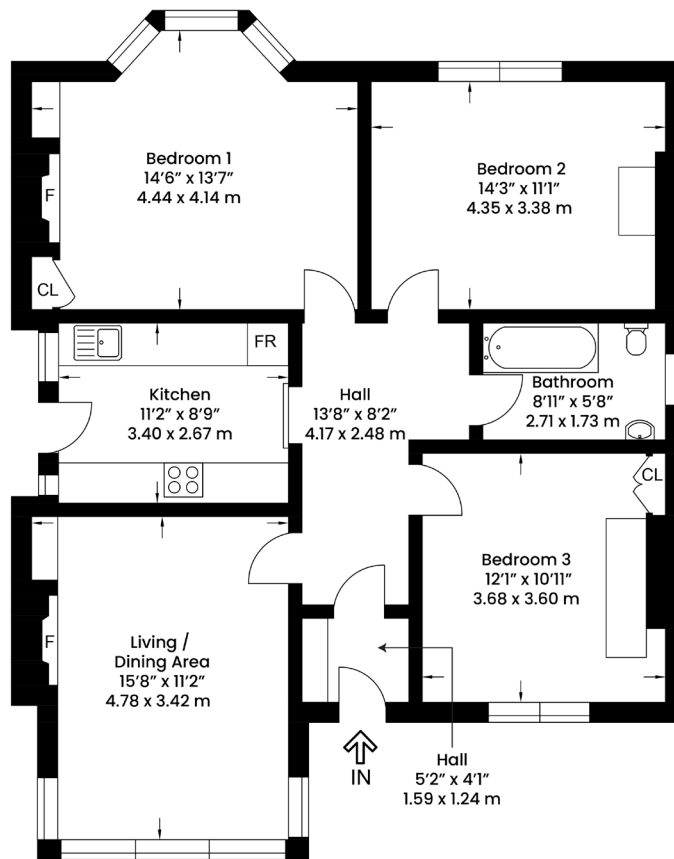
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems.

## Features

- Entrance vestibule
- Hallway
- Livingroom/Dining room
- Kitchen
- Dining room/Bedroom 3
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway
- Garage
- EPC rating - D
- Council Tax Band - F
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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