



76 Bonnybridge Drive, Edinburgh, EH15 3FL

Light, Well-Presented and Flexible, Four-Bedroom, South-Facing, Detached Family Home

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Property Description

Light, well-presented and flexible, four-bedroom, south-facing, detached family home, with gardens and a driveway. Set on an end-of-cul-de-sac, corner plot, located in the popular Duddingston area, east of Edinburgh centre.

Comprises an entrance hall, living room, dining/kitchen, utility room, four bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

Highlights include a modern fitted kitchen and bathroom suites, contemporary flooring, multiple TV points, and double glazing. In addition, there is HIVE gas central heating, and good integrated storage, including a garage with power and lighting.

To the front is a lawn and a mono-blocked driveway, whilst the large rear garden includes a lawn and patios. This modern development also provides landscaped grounds, including a children's playground, and ample residents' and visitors' parking.

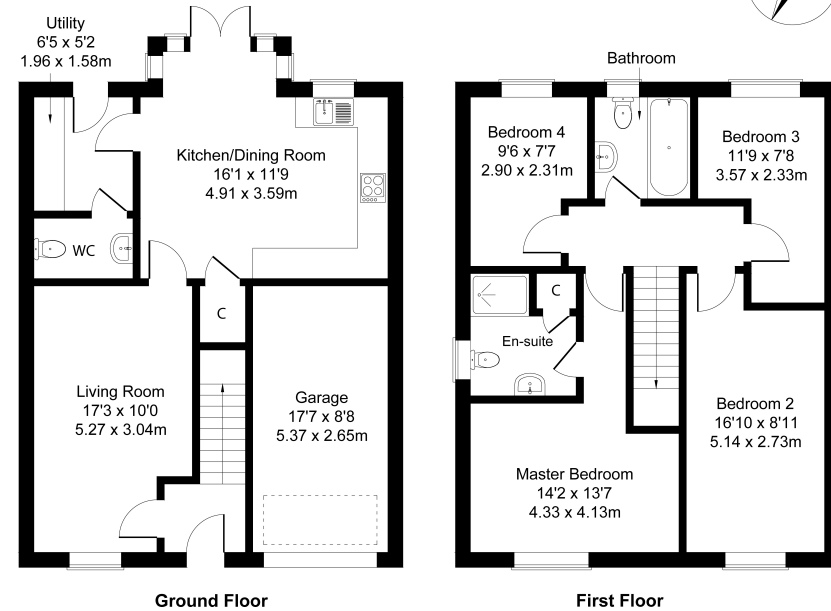
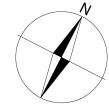
A welcoming entrance hall has space for freestanding furniture and gives access to the carpeted stairway and the living room. Front facing, a good-sized lounge features modern wood-effect flooring, continued from the hall, a TV point and a central light fitting. Accessed from the lounge, is a bright and spacious dining room and kitchen, featuring French patio doors to the garden and modern flooring. Stylish fitted units include stone-effect worktops, with matching upstand, a sink with a drainer, an integrated fridge/freezer, a dishwasher, an oven and a gas hob with a canopy above. Set off the kitchen is a utility room with a fitted worktop, an additional door to the rear garden, and access to a WC.

On the first floor, two spacious double bedrooms are set to the front, with the master bedroom including a generous en-suite shower room, with an integrated cubicle. Rear-facing are two further bedrooms featuring carpeted flooring and pendant light fittings. A family bathroom has a rear-facing window, and is fitted with a modern suite, including tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (1389 sq ft - 129 sq m.)

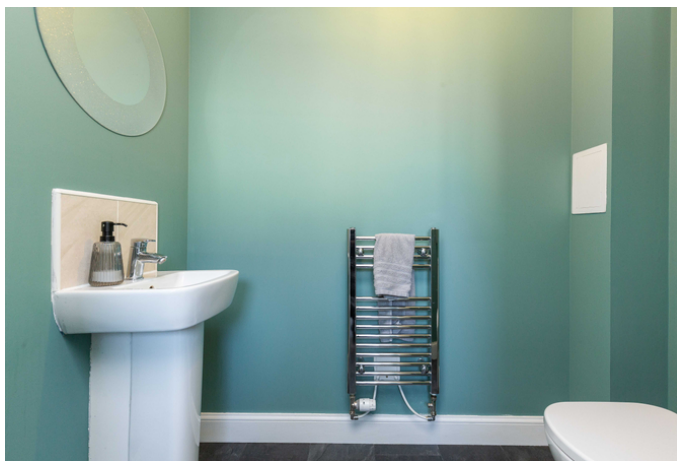


Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Duddingston is an established and desirable residential area, located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Retail Park, an ASDA at the Jewel, an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and a seafront promenade, and the extensive parklands

of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. With the area offering a good choice of well-regarded schools catering for all levels, this east-of-city centre location also gives good road links in and out of the city via the A1, with regular public transport available on Willowbrae Road and Duddingston Road.





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