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34 Cleekim Road, Edinburgh, EH15 3HU

Beautifully Presented & Spacious, Five-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Beautifully presented and exceptionally spacious, five-bedroom, semi-detached home, with gardens and a driveway. Located in a quiet residential area, conveniently located in the popular Duddingston area, southeast of Edinburgh city centre.

Comprises an entrance porch, hall, living room, dining/kitchen, five flexible bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a quality fitted kitchen with granite worktops, extensive spotlighting, and contemporary flooring throughout. Light and tastefully finished throughout, further features include generous stylish bathrooms and superb integrated storage including a loft. In addition, there is a gas central heating, double glazing, multiple TV points, and a range-style cooker for the kitchen.

Externally, benefits include a driveway and lawn to the front; whilst an enclosed rear garden has a store shed and paved and wood-decked patios.

A bright and welcoming porch opens into the hall affording access to the carpeted stairs leading to the upper hall and throughout the ground floor. Set to the front, with wood effect flooring continuing from the hall, a good-sized living room has a feature wall with a wall-mount TV point and an electric fire; whilst also enjoying a southerly aspect allowing plentiful natural light. A generous kitchen is set to the rear, with ample space for dining, patio doors leading to the garden and two convenient storage cupboards. Modern fitted units and worktops include a range cooker, a washing machine and a fridge/freezer. Completing the ground floor, a spacious master bedroom is tastefully finished with light decor, wood effect flooring, a central light fitting, and an en-suite shower room with a large cubicle and a built-in store.

On the upper floor, there is matching wood effect flooring throughout, with three bedrooms set to the front and one to the rear; bedrooms three and five also include built-in storage space. Completing the accommodation, an exceptionally spacious bathroom is fitted with a modern three-piece suite, including a shower over the bath, spotlighting, and a ladder-style radiator.

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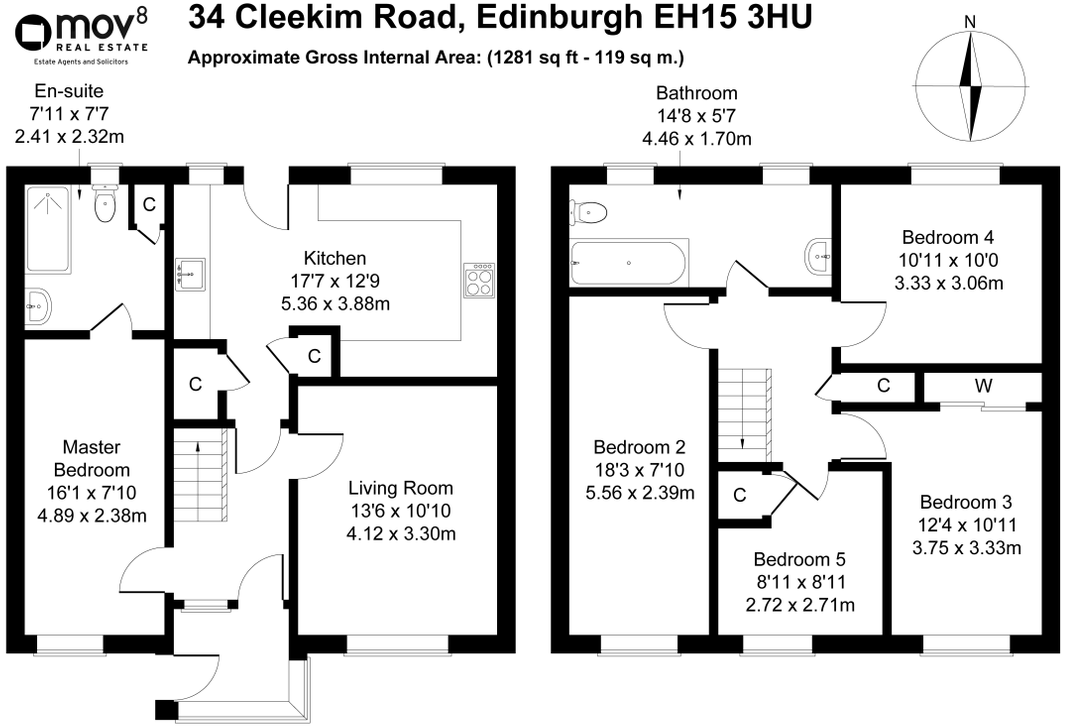
Approximate Gross Internal Area: (1281 sq ft - 119 sq m.)



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 Aldi at Portobello, an ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. The bustling High Street of nearby Portobello offers a wealth of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery and a greengrocer, with Portobello Beach offering open spaces, with the famous seafront promenade. The extensive Holyrood Park, Arthur's Seat Duddingston Loch and Figgate Park are also close by; as well as the Portobello Leisure Centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play. The area offers a good choice of well-regarded schools catering for all levels, and this east-of-city centre location 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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