



54 Vexhim Park, Duddingston, Edinburgh, EH15 3SD

Three Bedroom, Semi-Detached Home with Gardens, Driveway & Detached Garage

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Light and tastefully presented, three-bedroom, semi-detached house, with front and rear gardens and a driveway leading to a detached garage at the rear of the property. Set in a quiet residential development, located in Duddingston, southeast of Edinburgh city centre.

Comprises an entrance hall, living room, dining room, kitchen, two double bedrooms, a further flexible bedroom and a family bathroom.

Highlights include a fitted kitchen with appliances, a stylish contemporary bathroom, and modern gas central heating and double glazing. In addition, there is fresh neutral decor throughout, and superb storage including a fully floored loft and a large detached garage with power and lighting.

Externally, there is an enclosed southerly facing rear garden with a lawn and patio; and to the front, a gated driveway continuing along the side, whilst off-road parking is also available.

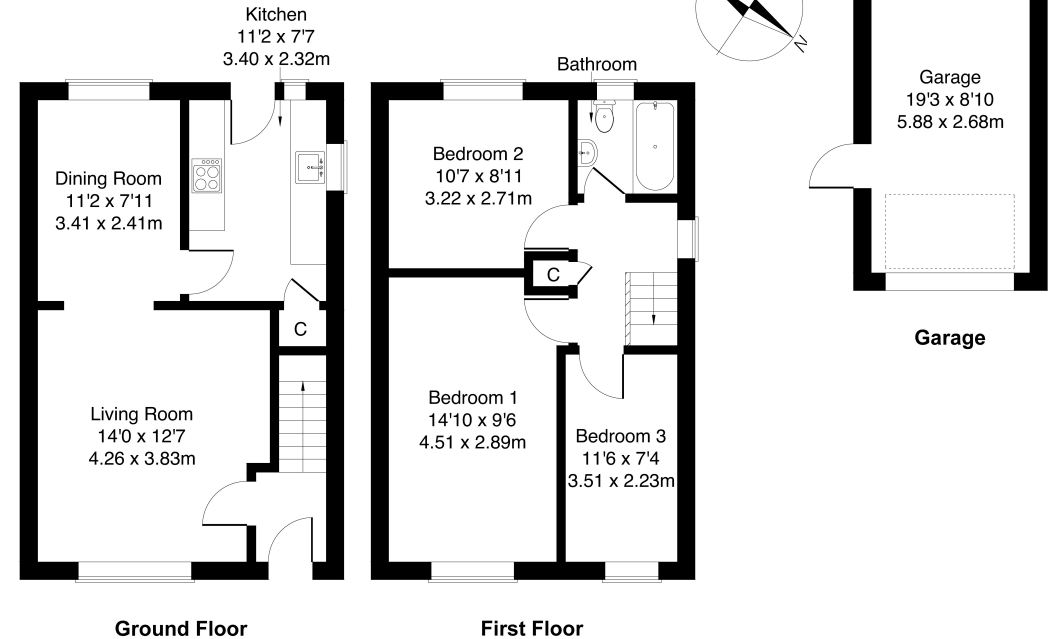
A welcoming entrance affords access to the front-facing living room, finished in light neutral decor, with carpeted flooring continuing to the rear-set dining room. Set off the dining room, with garden access, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated oven and gas hob, and a freestanding fridge/freezer and washing machine.

On the upper floor, set to the front, bedroom one offers a generous room size with carpeted flooring, whilst two further carpeted bedrooms are set to opposite aspects. Completing the accommodation, the stylish, fully tiled bathroom is fitted with a modern three-piece suite including an electric shower over the bath and a ladder-style towel rail/radiator.

mov⁸ REAL ESTATE
Estate Agents and Solicitors

54 Vexhim Park, Edinburgh, EH15 3SD

Approximate Gross Internal Area: (990 sq ft - 92 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 a popular and established residential area, situated three miles east of Edinburgh city centre. The area is within close proximity of excellent shopping at Portobello and Fort Kinnaird, with local shops providing for everyday needs, and a choice of supermarkets within a short distance. There are well-regarded schools catering for all levels within the local area, and the green spaces of Holyrood Park, Arthur's

Seat and the Salisbury Crags are easily accessed through the cobbled streets of nearby Duddingston Village, with Portobello promenade and beach also just a mile or so away. The area benefits from excellent bus services, access to the rail network, and for the motorist, there is easy access to the main trunk routes, as well as the city bypass and A1.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

