



## 54 Durham Square, Duddingston, Edinburgh, EH15 1PP

Exceptionally Spacious, Seven-Bedroom, Detached Bungalow

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# Property Description

Tastefully presented and exceptionally spacious, seven-bedroom, detached bungalow, with gardens, a driveway and a double garage. Set on a generous corner plot, in a desirable residential area, in the Duddingston, east of Edinburgh centre.

The floor comprises a vestibule, hallway, living room, sitting room, dining room, family/office space, four double bedrooms, an en-suite shower room and a family bathroom.

The first floor comprises a hall, a spacious double bedroom, with an en-suite shower room, two Jack and Jill double bedrooms and a family bathroom. Highlights include generous room sizes, front-facing bay windows, feature fireplaces, modern flooring and superb storage spaces throughout. Further highlights include a modern fitted kitchen, recently updated central heating, double glazing and bathroom tiling.

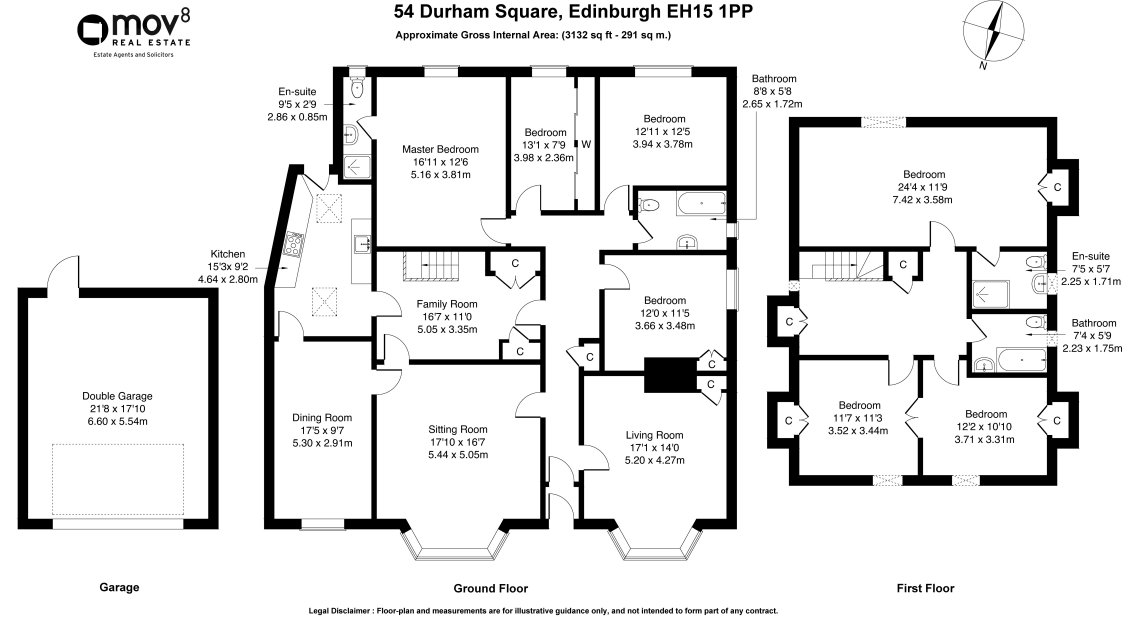
There are multiple TV points, skylight and Velux windows whilst, externally, a detached double garage has power and light and offers further superb storage.

This corner plot features lawns and multivehicle driveways to the front and side, with a further lawned garden southerly facing to the rear.

A bright entrance vestibule opens into a tastefully finished hallway, with cupboard storage. On either side of the hall, a living room and a sitting room offer well-proportioned, family living space, both extended by front-facing bay windows. Leading off the sitting room, a family room offers further, flexible living space, whilst a dining room has room for a family-sized dining table and chairs. Conveniently connected to the dining room, a kitchen is fitted with contemporary grey and white units and includes a five-burner, range-style cooker and a stainless-steel canopy. An American-style fridge/freezer and a washing machine may be available by separate negotiation.

There are four bedrooms on the ground floor. One bedroom is accompanied by built-in wardrobe storage and the generously proportioned master bedroom includes an en-suite shower room. Completing the ground-floor accommodation is a good-sized family bathroom, with a three-piece suite and a shower-over-bath.

Upstairs are three further bedrooms, all benefiting from cupboard storage, with one further enjoying an en-suite shower room. An additional family bathroom completes the accommodation.



# 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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