



7 Corbiewynd, Duddingston, Edinburgh, EH15 3RP

Three Bedroom, Detached House

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Property Description

Well presented, three-bedroom, detached family home with a garage and garden. Set in a modern residential development, located in the Duddingston area, to the east of Edinburgh city centre.

Comprises an; entrance hall, living room, kitchen, two double bedrooms, one single bedroom, a bathroom, en-suite shower room and WC. Features include gas central heating, timber framed double glazing, TV and telephone points, and good integrated storage including an attic. Externally the property benefits from a rear garden mostly laid to lawn, with a driveway to the front leading to a separate garage.

The entranceway affords access to the modern WC and opens into the front-set living room which features carpeted stairs to the first-floor landing and light decor with laminate flooring, pendant light fitting, and a gas fire. With a storage cupboard and door to the rear garden, the dining kitchen has fitted units with stone effect worktops, tiled backsplash, and a stainless steel sink set below a window. Appliances include an integrated gas hob, electric oven and extractor hood, with a freestanding washing machine and dishwasher.

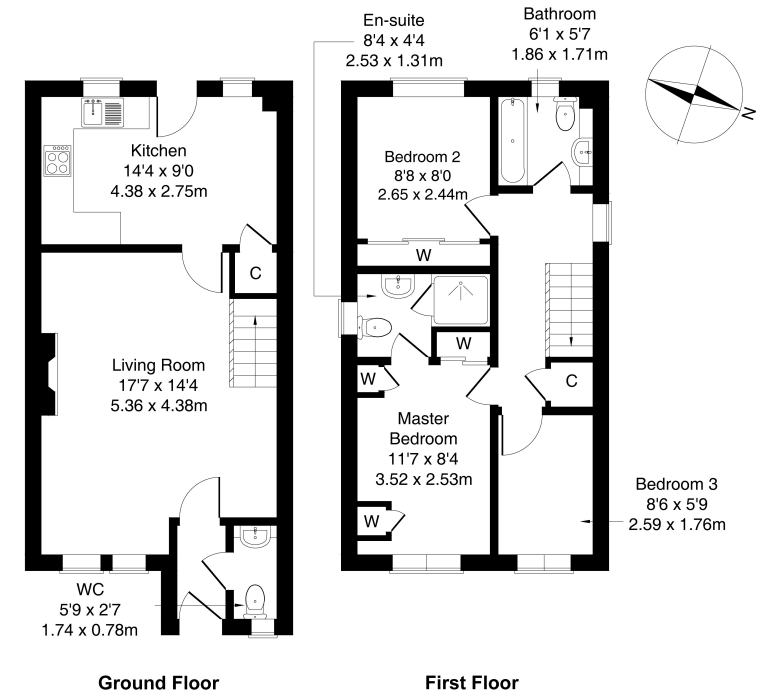
Upstairs, the master bedroom has a traditional en-suite shower room, and convenient storage provision with a built-in wardrobe and additional fitted storage units. Bedrooms two and three are set to either aspect and are similarly finished with carpeted flooring, whilst bedroom two also benefits from a built-in wardrobe.

Completing the accommodation and set to the rear, the bathroom has a fitted three-piece bathroom suite with a tap-mixer over-bath shower and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (828 sq ft - 77 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, and 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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