



# Property Description

Well-presented and spacious, three-bedroom, end-terrace family home with an enclosed garden. The property is set in a modern residential development, located in the popular Duddingston area, east of Edinburgh centre.

Comprises an entrance hallway, living/dining, kitchen, utility cupboard, three flexible bedrooms, a family bathroom and a ground floor WC.

Highlights include a stylish fitted kitchen and modern bathrooms, light neutral decor, gas central heating, double glazing and a loft space.

Externally there is a lawn and paved path to the front; whilst an enclosed rear garden includes a lawn, paved path and patio, and a storage shed.

The development also has ample residential parking provision and visitors spaces, and well-maintained communal grounds.

A generous entrance hall gives access throughout the ground floor and to the carpeted stairway, and has ample space for outerwear and a deep built-in under stair storage cupboard.

Set to the rear, a good-sized living room has space for both lounge and dining furniture and includes a wall-mount TV point and French patio doors to the garden.

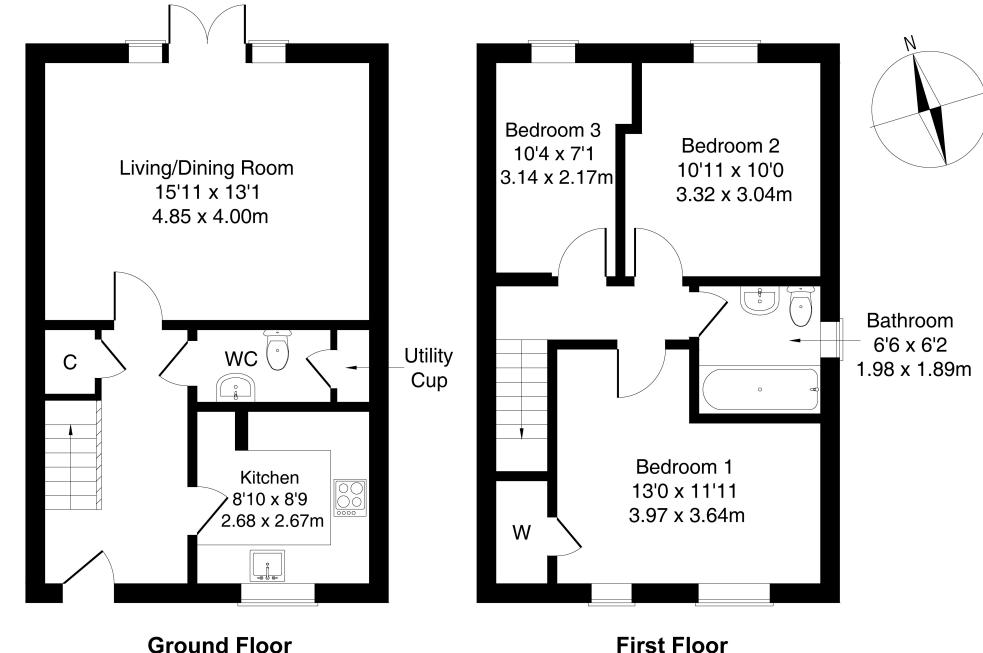
Front-facing, the kitchen has modern fitted units, stone-effect worktops with a matching upstand, a sink with drainer, and an integrated oven and gas hob with a canopy above - (freestanding appliances available by negotiation). Set internally, the WC has a two-piece suite and gives further access to the utility/store cupboard.

On the first floor, bedroom one is set to the front and features a built-in wardrobe, ample space for further freestanding storage, and carpeted flooring. Two further bedrooms overlook the rear garden and include carpeted flooring and pendant light fittings.

Completing the accommodation the bright family bathroom has a side-aspect window and is fitted with a modern suite, including a mains shower over the bath, tiled splash walls and a shaver point.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (883 sq ft - 82 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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