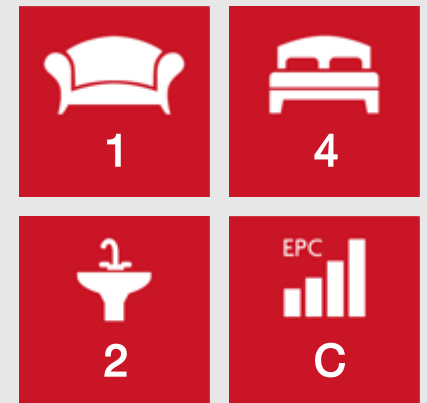




18 Dunipace Road, Edinburgh  
EH12 9GH







## Summary

This impressive modern Semi-detached house offers stylish and flexible family living across three spacious levels. The accommodation comprises a bright entrance hallway with a convenient WC/cloakroom, spacious living room, modern kitchen/dining area with French doors opening directly onto the enclosed garden. The first floor comprises three bedrooms, one with built-in storage, and a contemporary family bathroom. The top floor is entirely dedicated to the luxurious principal bedroom, complete with generous fitted wardrobes and a stylish en-suite shower room. Additional highlights include gas central heating, double glazing, a front garden, a private rear garden with a patio and lawn, a garden shed, and a private allocated parking space.

## Features

- Stylish 4-bedroom Semi-detached house over three floors
- Spacious and bright living room
- Modern kitchen/dining room with French doors to garden
- Principal bedroom with fitted storage and en-suite shower room
- Three further well-proportioned bedrooms
- Contemporary family bathroom
- WC/cloakroom on the ground floor
- Enclosed rear garden with patio, lawn & garden shed
- Allocated off-street parking space
- Gas CH & DG. EPC C

## Room Measurements

Living room: 15' 2" x 12' 0" (4.62m x 3.66m)

Kitchen/Dining room: 15' 5" x 9' 5" (4.70m x 2.87m)

Bedroom 1: 17' 4" x 11' 10" (5.28m x 3.61m)

Bedroom 2: 10' 11" x 8' 1" (3.33m x 2.46m)

Bedroom 3: 8' 1" x 7' 10" (2.46m x 2.39m)

Bedroom 4: 7' 5" x 7' 3" (2.25m x 2.22m)





Flexible family living across 3 spacious levels











French doors opening directly onto the  
enclosed garden



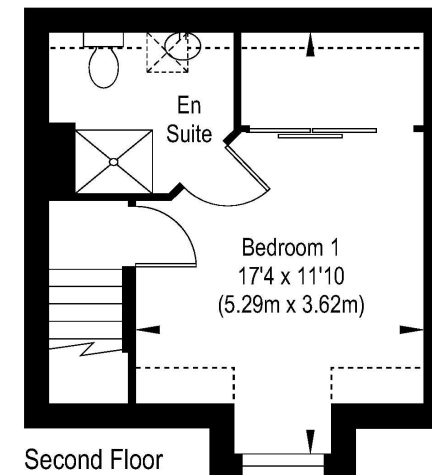
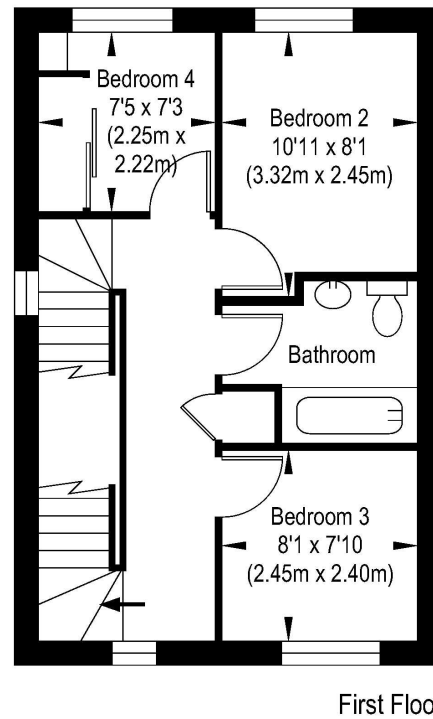
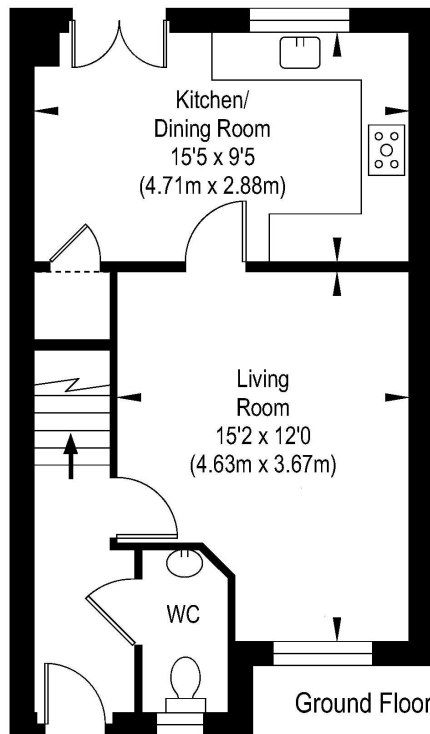




# Floorplan



Approx. Gross Internal Floor Area 95.51 Sq M / 1028 Sq Ft.



Area excludes annotated coombed ceilings.  
All measurements are approximate. Not to scale. For identification only.  
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