



Estate Agents and Solicitors

35 Duddingston Road West, Edinburgh, EH15 3PR

Extended, Five-Bedroom, Detached Bungalow with Gardens, Driveway & Garage

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Property Description

Tastefully presented and significantly extended, five bedroom, detached bungalow, incorporating highly generous gardens, a detached garage and a driveway. Located in the popular, sought-after residential area of Duddingston, east of Edinburgh's city centre.

Comprises a vestibule, hall, living room, family/dining room, kitchen, three double bedrooms, two flexible bedroom/study rooms, a family bathroom and a ground-floor shower room.

Highlights include a modern fitted kitchen with integrated appliances, stylish bathroom suites, and superb open views. In addition, there is gas central heating, double glazing, a security alarm, contemporary lighting and decor, and good storage provision, including extensive eaves spaces.

The property enjoys a large, southerly-facing, fully enclosed rear garden with a lawn, an expansive paved area, and an 'over-the-garden-wall' landscaped plot overlooking Hole 11 of the golf course. A front garden with a driveway provides parking for two cars, while a detached double garage and two adjoining outhouses offer additional storage.

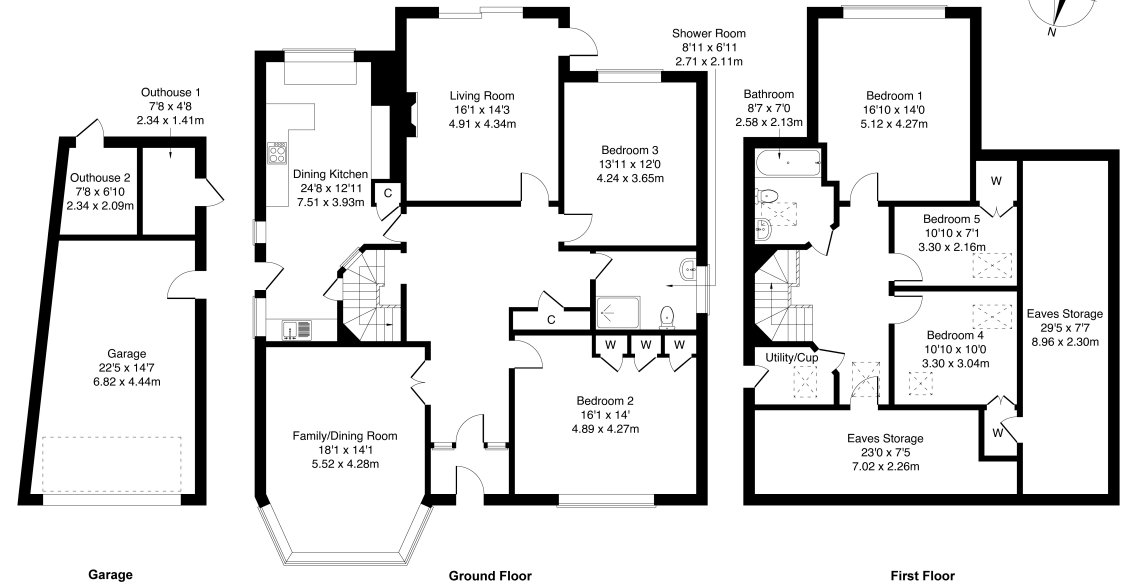
A bright vestibule leads to an impressive central reception hall, providing access throughout. A spacious south-facing living room features an original mid-century fireplace, carpeted flooring and patio doors leading to the garden, while a formal dining room boasts a charming bay window with quality fitted shutters. Set to the southerly facing rear, a stylish kitchen/breakfast room has modern fitted units and worktops and a range of integrated appliances, including an induction hob, oven, fridge/freezer, and dishwasher.

Five well-proportioned bedrooms offer flexible accommodation alongside a contemporary family bathroom, including a modern three-piece suite and a generous downstairs shower room with a stained-glass window. A first-floor utility/storeroom includes a Velux roof light, a radiator, and a plumbed-in washing machine.



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Approximate Gross Internal Area: (2616 sq ft - 243 sq m.) (Excluding Eaves Storage)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located in the desirable Duddingston area, this superb family home is within easy reach of Edinburgh's city centre, Portobello, and the scenic seafront. With excellent transport links and local amenities, Duddingston provides a perfect balance of suburban tranquillity and city convenience. The area is well-served by excellent schooling, parks, and golf courses, offering an ideal environment for families. 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 and 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. 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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