



2 Duddingston Park South

Duddingston, Edinburgh,
EH15 3PA





Summary

Welcome to a spacious three-bedroom semi-detached house that boasts three reception areas and two bathrooms. It further benefits from a multi-car driveway and a large garage, as well as a fully-enclosed rear garden that is ideal for families, enjoying a stretch of lawn and patio areas for summer dining. Located in Duddingston, the home is less than a 10-minute drive from Portobello Beach and only 15 minutes from Edinburgh city centre. It is close to good schools and transport links and excellent amenities, including Fort Kinnaird Shopping Centre. Whilst some areas of the home would benefit from cosmetic modernisation, it remains an outstanding prospect for buyers. Extras: all fitted floor and window coverings, light fittings, integrated appliances, and a fridge are included.

Features

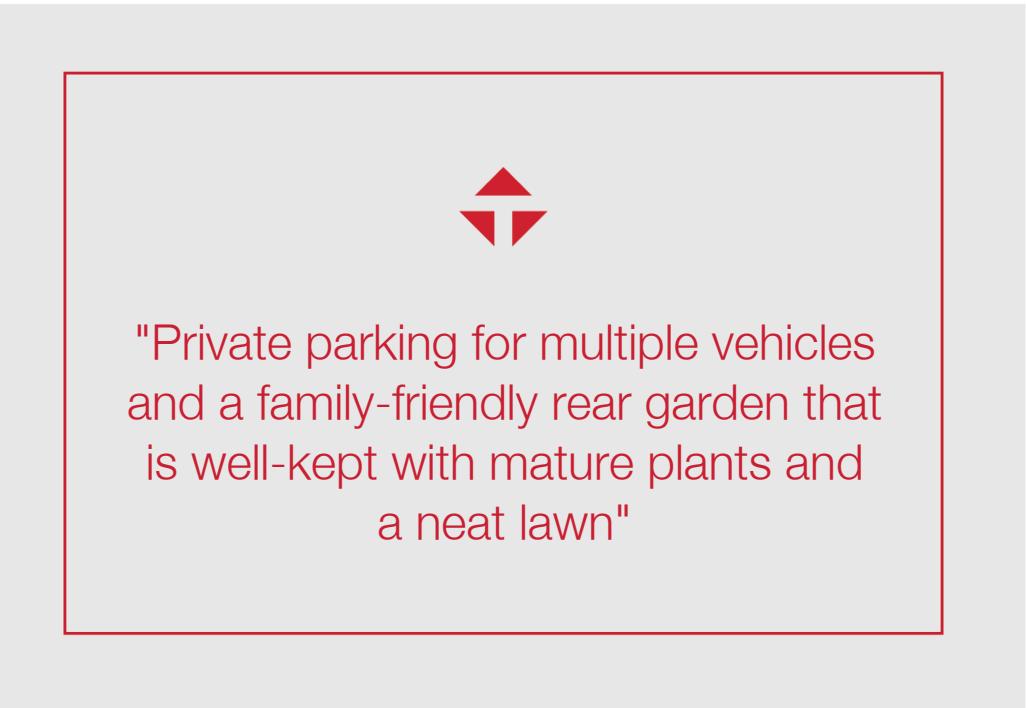
- Large semi-detached house in Duddingston
- Lovely views to Arthur's Seat at the rear
- Entrance vestibule and central hall
- Living room with focal-point fireplace
- Versatile dining room with bay window
- Conservatory with French doors to garden
- Fitted kitchen that is well appointed
- Two double bedrooms
- One single bedroom/home office
- Wet room located on the ground floor
- First-floor bathroom with overhead shower
- Monoblock front garden/private driveway
- Integral tandem garage with kitchen access
- Professionally landscaped rear garden
- Two greenhouses and a garden shed
- Gas central heating and double glazing



"A large semi-detached house in Duddingston with three reception rooms, three bedrooms, and two bathrooms"





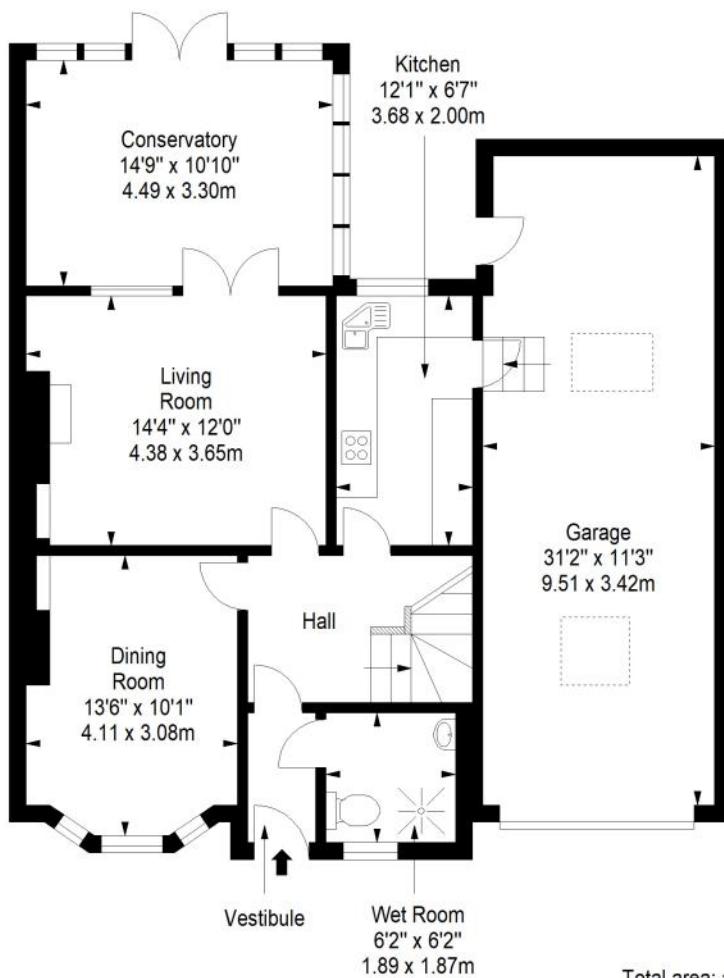




Floorplan

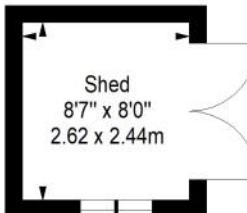
Ground Floor

Approx. 99.9 sq. metres (1075.4 sq. feet)



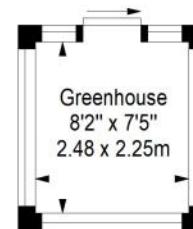
Shed

Approx. 6.4 sq. metres (68.9 sq. feet)



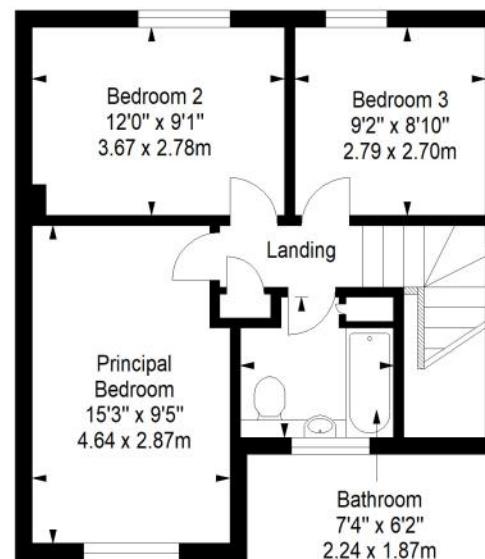
Greenhouse

Approx. 5.6 sq. metres (60.3 sq. feet)



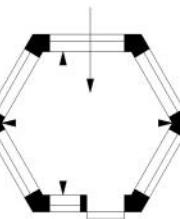
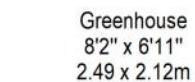
First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Greenhouse

Approx. 4.0 sq. metres (43.1 sq. feet)



Total area: approx. 144.3 sq. metres (1553.3 sq. feet)



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