

FOR SALE

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DUDDINGSTON

1 DURHAM PLACE EAST

OFFERS OVER £290,000



MOST ATTRACTIVE AND SPACIOUS DETACHED BUNGALOW
ENJOYING MANY FINE ORIGINAL FEATURES

BEAUTIFULLY PRESENTED AND TASTEFULLY DECORATED
OFFERING AN EXCELLENT FAMILY HOME IN WALK-IN CONDITION

SITUATED IN MUCH SOUGHT AFTER RESIDENTIAL AREA
CLOSE TO EXCELLENT AMENITIES AND WELL ESTABLISHED SCHOOLS

ACCOMMODATION COMPRISES:-

ENTRANCE VESTIBULE: SPACIOUS HALLWAY
LOUNGE/ WITH LARGE FRENCH DOORS TO THE REAR GARDEN
MODERN FITTED BREAKFASTING KITCHEN WITH OVEN, HOB & HOOD
DININGROOM/THIRD DOUBLE BEDROOM
2 FURTHER DOUBLE BEDROOMS BOTH WITH BAY WINDOWS
BATHROOM: PARTIALLY FLOORED LOFT
QUALITY SOLID HARDWOOD FLOORING: FITTED CARPETS
GAS CENTRAL HEATING: DOUBLE-GLAZING
ENCLOSED FRONT GARDEN WITH SIDE GATE TO THE REAR
GOOD-SIZED WALLED REAR GARDEN WITH PATIO AREA & SHED

OWNERS: BAILLIE

VIEWING: CONTACT THE SOLICITORS ON 0131 669 7218 FOR AN APPOINTMENT

GENERAL

Most attractive and spacious detached bungalow with many fine original features, which include bay windows to either side at the front elevation. Internally the property is beautifully presented and tastefully decorated throughout offering a delightful family home in walk-in condition.

Each room is generously proportioned and there is gas central heating and double glazing throughout. The hallway and the lounge have solid hardwood flooring, the bedrooms have fitted carpets and the kitchen and bathroom have tiled effect laminate. The lounge has large French doors that open out to the rear garden and the breakfasting kitchen is fitted with modern units complete with "Stoves" gas hob, electric cooker and cooker hood.

Externally there is a fully enclosed front garden which is laid to lawn on either side and bordered with various plants and shrubs. A side gate giving access to a large walled rear garden, which is fully enclosed, mainly laid to lawn and bordered with mature trees, plants and shrubs. There is a patio area and garden shed.

SITUATION

Situated to the East Side of Edinburgh, Durham Place East is a quiet street that is accessed off Durham Road which in turn lies between Duddingston Road and Milton Road in the much sought after area of Duddingston. This area has been popular with the residential purchaser for many years and is well placed for excellent shopping and banking facilities in Portobello and nearby Musselburgh. Asda Hypermarket which offers 24-hour shopping is within walking distance along with The Fort Kinnaird complex that offers many High Street Stores.

There is a good choice of schools available at both primary and secondary level with St. Johns and Duddingston being the catchment for primary level and Holy Rood and Portobello High School being the catchment at secondary level. There is also a wide and varied selection of pre-school nurseries and playgroups within the area and the new Queen Margaret University is within easy reach.

A regular bus service operates to and from the City Centre and to most surrounding areas. The City By-pass is within easy reach and links you to the main motorway networks and the new Cross Rail service at Brunstane, which will give a journey time of approximately 5 minutes to Edinburgh City Centre

Excellent leisure facilities are available closeby including Power Soccer 5 a side Football Centre, Portobello and Craigentenny Golf Courses, and both indoor and outdoor bowling centres. Also located within vicinity are Portobello Fitness Centre and swimming pool. Private Health Clubs in the area are The Fountain Spa and Livingwell.

In conclusion, we would recommend early viewing of this impressive property, which offers a delightful family home in walk-in condition.

VESTIBULE

Small entrance vestibule. Cupboard that houses the electricity meter and fuse box. Hardwood flooring. Astragalled door to the hallway.

HALLWAY

Delightful hallway that gives an immediate welcome to the home. Access to all the remaining accommodation with the exception of the kitchen. Shelved press. Picture rail. Smoke detector. Central heating radiator. Hardwood flooring. Access to loft. (The twin ceiling lights are not included)



LOUNGE 15'5" X 12'3"

Bright and well presented lounge with patio doors, which have full-length windows at either side over looking the rear garden. Plain ceiling cornice and picture rail. Central heating radiator. Hardwood flooring. Door to kitchen.



KITCHEN 11'7" X 9'

Well designed kitchen with window to the rear of the property and additional window to the side. Fully fitted with modern base and wall mounted units complete with 'Stoves' gas hob, electric oven and cooker hood. One and a half stainless steel sink and drainer. Ample worktop surfaces with matching splashback. Ceiling downlights. Unit concealing central heating boiler. Central heating radiator. Laminated tile effect floor. Door to leading out into the rear garden.



DININGROOM / BEDROOM 3 10'3" X 9'4"

Attractive room with window to the side of the property. Currently used as a diningroom but could be used as a 3rd bedroom if required. Roller blind. Shelled press. Picture rail. Central heating radiator. Fitted carpet.



MASTER BEDROOM 13'5" X 10'11"

Lovely master bedroom with bay window to the front of the property. Vertical blinds. Wall to wall fitted wardrobes with mirrored doors providing good hanging and shelving accommodation. Plain ceiling cornice and centre rose. Picture rail. Central heating radiator. Fitted carpet.



BEDROOM 2 15'5" X 11'5"

Very spacious double bedroom with bay window that overlooks the front of the property. Vertical blinds. Shelled display cabinet. Central heating radiator. Fitted carpet.



BATHROOM

Well-proportioned bathroom with window to the side of the property. Fitted with modern white three-piece suite comprising of WC, Wash hand basin and bath with electric shower over. Ceiling downlights. Central heating radiator. Laminated tile effect floor.

ATTIC

Access via a Ramsay ladder from hatch in hallway. Partially floored with skylight. Offers excellent storage accommodation.

NOTES

EXTERNAL

Enclosed front garden laid to lawn both side and bordered with various plants and shrubs. External light and side gate giving access to the rear garden. Large fully enclosed wall rear garden mainly laid to lawn and bordered with mature trees, plants and shrubs. External water tap. Patio area and garden shed.

COUNCIL TAX

BAND F

These particulars are prepared for guidance for prospective purchasers. Whilst they are believed to be correct, their accuracy is not warranted and they will not be deemed to form part of any offer for the property. The measurements are taken at the widest point in each room using a sonic measure. The services and appliances and all items of an electrical, mechanical or working nature have not been tested. Any prospective purchaser is advised to make his/her own inquiries regarding any statement of fact contained within these particulars, which is made to him/her.