



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**1 Durham Terrace  
Duddingston, EH15 1QJ**



## DETACHED BUNGALOW

- Living Room
- Kitchen/Dining Room
- Sunroom
- Three Double Bedrooms
- Bedroom 4/Study
- Shower Room
- Separate W.C.
- Private Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating - D



This generous, extended detached bungalow with south-facing rear garden has great potential as a fantastic family home in Duddingston, east Edinburgh, close to good local schooling, play parks and private and public golf courses. The property is also within walking distance of Portobello offering a range of popular cafes, restaurants, shops and lovely walks at Portobello Beach. The accommodation comprises; bay-windowed living room, large, open-plan kitchen/dining room, south-facing sunroom, three good-sized double bedrooms, study/fourth bedroom, shower room and separate W.C. An extensive, neatly landscaped garden lies to the rear and there is a further garden area with driveway and garage to the front. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, blinds, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.

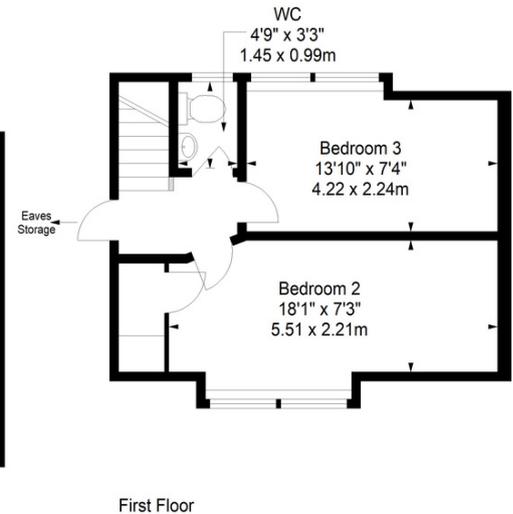
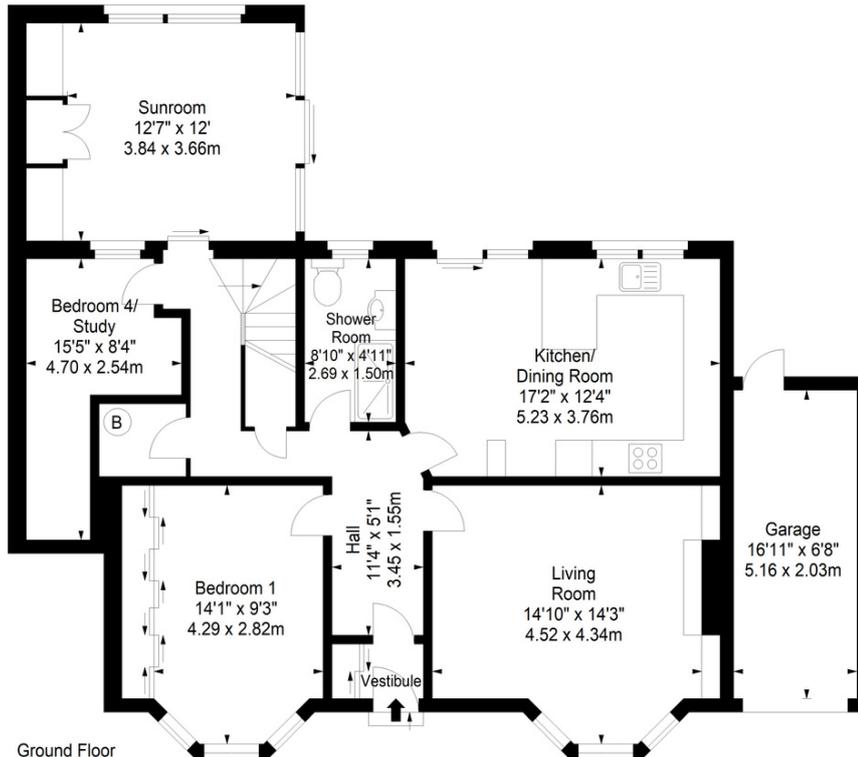




Durham Terrace,  
Edinburgh,  
Midlothian, EH15 1QJ



Approx. Gross Internal Area  
1555 Sq Ft - 144.46 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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