



# 31

**31 DUDDINGSTON PARK SOUTH  
DUDDINGSTON  
EDINBURGH**

This substantial Detached Bungalow is now in need of modernisation and upgrading but offers superb development potential within its large attic space and generous garden grounds.

Vestibule, reception hallway, sitting room, dining room, kitchen, four double bedrooms, attic room, WC and bathroom. Oil central heating. Generous elevated garden grounds, driveway and garage.

**Fixed Price £300,000**





Schematic Diagram only - Not to scale

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#### GENERAL DESCRIPTION

This substantial detached bungalow now requires modernisation and upgrading but offers superb development potential within its large attic space and generous garden grounds, subject to the relevant consents being obtained. The property occupies an elevated plot within the sought after area of Duddingston which lies to the east of the city centre and is close to excellent local amenities. The internal layout comprises a spacious reception hallway giving access to all rooms and the attic room. The sitting room has a broad front facing bay window overlooking the garden as does the dining room. The kitchen overlooks the rear garden and has a door giving access to the garden. All four bedrooms are spacious with bedroom one featuring a wash hand basin. The property is served by an oil fired heating system. There are generous sized garden grounds to both the front and the rear and the front garden area incorporates a monoblock driveway providing off street parking and access to the garage.

#### SITUATION

Duddingston is well situated for local educational, leisure and shopping facilities.

Regular bus services operate from this area to and from the City Centre and many other parts of the city. The City by-pass, the A1, the Scottish motorway network and Edinburgh International Airport are readily accessible.

#### ACCOMMODATION

(All Sizes Approximate)

#### VESTIBULE

Access gained via a timber panelled door from an open porch area. The vestibule features a quarry tiled floor and coving. A glass panelled door leads through to the reception hallway.

#### RECEPTION HALLWAY

This large hallway provides access to all rooms within the property. A hatch with a Ramsay ladder gives access to the attic room.

#### SITTING ROOM

**18'3" x 15'0" 5.56m x 4.55m (into bay)**

A large front facing public room with a broad bay window overlooking the garden. This room features coving and has two side facing stained glass windows with storage cupboards below.

#### DINING ROOM

**19'3" x 14'10" 5.87m x 4.53m (into bay)**

This well proportioned public room has a broad front facing bay window overlooking the garden. Features of this room include coving, a tiled fireplace and a glass fronted press cupboard.

#### KITCHEN

**11'10" x 10'8" 3.60m x 3.27m**

This sizable room has a rear facing window overlooking the garden and a door leading through to the rear vestibule which has a storage cupboard off and a glass panelled door giving access to the rear garden. This room features basic kitchen units and provides space for informal dining. In addition, there are two shelved storage cupboards, one of which houses the heating boiler and hot water cylinder.

#### BEDROOM 1

**16'5" x 13'5" 5.01m x 4.09m**

This large double bedroom has twin rear facing windows overlooking the garden and features coving, a wash hand basin and a built-in wardrobe

#### BEDROOM 2

**16'4" x 12'11" 4.97m x 3.94m**

A further large double bedroom with a rear facing window and features coving and a shelved cupboard off.

#### BEDROOM 3

**12'5" x 9'10" 3.79m x 3.00m**

This double bedroom has a window to the side of the property and features coving and a shelved cupboard off.

#### BEDROOM 4

**11'0" x 10'8" 2.70m x 2.67m**

The property's fourth double bedroom has front facing window overlooking the garden and features coving.

#### ATTIC ROOM

**19'11" x 18'10" 6.07m x 5.82m (at widest point)**

This large versatile room has a front facing dormer window. The room is lined and floored and has a door leading through to further storage areas. There is potential to extend the living accommodation into this area subject to the necessary consents being obtained.

#### WC

This room features a side facing window and a two piece suite comprising a WC and wash hand basin.

#### BATHROOM

This room is situated adjacent to the WC and features a side facing window and a two piece suite comprising a wash hand basin and bath with a shower over. In addition, there is a built-in medicine cabinet and a shelved cupboard.

#### HEATING

The property has an oil fired heating system.

#### GARDENS

To the front of the property the garden area is elevated from street level offering greater privacy and is mainly laid to lawn with herbaceous borders. A monoblock driveway provides off street parking. The rear garden is enclosed and features lawn, patio and planted areas with a well stocked vegetable patch, fruit trees and greenhouse.

#### GARAGE

To the side of the property there is a single garage with a front metal up and over door and twin leaf timber doors to the rear which lead through to the rear garden patio area. The garage has a power supply.

#### ENTRY

By Arrangement

#### VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

#### PRICE

Fixed Price £300,000

#### NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.