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**17 BINGHAM PLACE
DUDDINGSTON
EDINBURGH
EH15 3JD**

This extended terraced villa which forms part of a popular residential cul-de-sac is well presented and is within easy reach of the city centre.

Entrance porch, reception hallway, rear hall, downstairs WC, lounge, dining sized modern fitted kitchen, four double bedrooms and shower room.

Modern electric heating and double glazing. Front garden with driveway and fully enclosed rear garden.



GENERAL DESCRIPTION

This extended terraced villa, which forms part of a popular residential cul-de-sac, is well presented and is within easy reach of the city centre. The property's accommodation comprises – entrance porch; reception hall with stairs to the upper hall and storage cupboard off; internal downstairs WC; rear hall with door to the rear garden and downstairs bedroom four; lounge with front facing window and feature fireplace; fitted dining sized kitchen with windows to the rear; double bedroom one with twin rear facing windows and wardrobes; double bedroom two with front facing window and wardrobes; third double bedroom with front facing window and wardrobes; modern shower wet room with rear window. The property's specification includes modern electric heating and is double glazed. Externally there is an enclosed front garden incorporating a driveway and to the rear there is a fully enclosed garden.



SITUATION

Bingham is an established residential area southeast of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. There is an ASDA superstore at The Jewel, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces are also situated throughout, whilst the Braid and Pentland Hills, Commonwealth Pool, Craigmillar Castle and Duddingston Golf Course offer open spaces. Bingham is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from the A1 and A6106.





ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE	15'8" x 12'11"	4.77m x 3.94m
DINING KITCHEN	15'7" x 11'2"	4.76m x 3.94m
BEDROOM ONE	15'2" x 8'6"	4.64m x 2.61m
BEDROOM TWO	12'4" x 9'11"	3.77m x 3.02m
BEDROOM THREE	12'4" x 9'1"	3.77m x 2.79m
BEDROOM FOUR	13'10" x 8'5"	4.23m x 2.58m
SHOWER ROOM	7'7" x 7'1"	2.33m x 2.16m
W.C.	4'10" x 2'7"	1.48m x 0.80m

ENTRY

By Arrangement.

PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or www.espc.com

ENERGY EFFICIENCY RATING: D



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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.



17 Bingham Place
Schematic Diagram only - Not to scale