



Duddingston

7 Southfield Gardens East
EH15 1QN



Detached Bungalow

OFFERS OVER £379,000

- Vestibule
- Entrance hall
- Livingroom
- Kitchen
- 3 bedrooms
- Shower room

- Gas central heating
- Double glazing
- Partially floored attic
- Driveway
- Front and rear garden
- Flexible accommodation



Viewing by appointment call
Beveridge & Kellas on 0131 253 2379







Viewing is highly recommended of this 3 bedroomed detached bungalow offering flexible family accommodation situated within the popular Southfield area. Many recreational facilities can be found within easy reach and include a choice of golf courses, Figgate Park, Portobello beach and Promenade. A choice of schooling can also be found locally from Primary to Secondary level and a choice of public transport is also available. Shopping facilities can be found locally with further shopping available at nearby Portobello and Fort Kinnaird Retail Park also offering a multi-screen cinema and choice of restaurants.

The property has been well maintained however would benefit from modest updating. The vestibule has store cupboards housing the meters and leads into a welcoming entrance hall with the remaining rooms off. The livingroom is to the front with a box bay window and a shelved alcove for storage. The kitchen is to the side with a range of wall and base units, electric double oven, gas hob, automatic washing machine, fridge/freezer and side door to the garden. There are 3 generous double bedrooms offering flexible use with 1 to the front and 2 to the rear. A partially tiled shower room with 3-piece suite, vanity unit and shower off the mains completes this property.

The property further benefits from a partially floored attic which can be accessed via a Ramsay ladder in the kitchen and offers the potential to develop the space subject to planning and consents. There is also a garden to the front which is mostly laid to lawn with mature shrubs and a gated single car driveway. To the rear the garden has also been laid to lawn with mature shrubs with a garden shed, summer house, green house, storage lockup and steam train model railway around the perimeter.

WHAT'S INCLUDED...

To include the aforementioned white goods (no warranties to be given) carpets, curtains and blinds.

OFFERS

Offers Over £379,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW,

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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